



Lordscroft Lane, Haverhill, CB9 0ER

**CHEFFINS**

## Lordscroft Lane

Haverhill,  
CB9 0ER

A well presented two bedroom, Victorian terraced property situated in the centre of Haverhill. Offering two reception rooms, low maintenance rear garden and driveway for two vehicles. (EPC Rating TBC)

### LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

2 1 2

Guide Price £220,000





## GROUND FLOOR

### LIVING ROOM

Bay window to front, feature fireplace, radiator, door to inner hall with stairs to first floor, door to:

### DINING ROOM

Window to rear, radiator, feature fireplace, understairs storage cupboard, door to:

### KITCHEN

Fitted with base and eye level units with worktop over, stainless steel sink, electric oven with four ring ceramic hob and extractor over, space for fridge/freezer, plumbing for washing machine, dual aspect windows, door to side.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

Window to front, radiator, feature fireplace, storage cupboard.

### BEDROOM TWO

Window to rear, radiator.

### BATHROOM

Three piece suite comprising double shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window, extractor fan.

## OUTSIDE

A low maintenance rear garden with patio area for seating and timber built shed, a pathway leads to the rear access gate to the parking area.

## PARKING

Shared access leads to a private driveway for a couple of vehicles.

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.

## SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £220,000

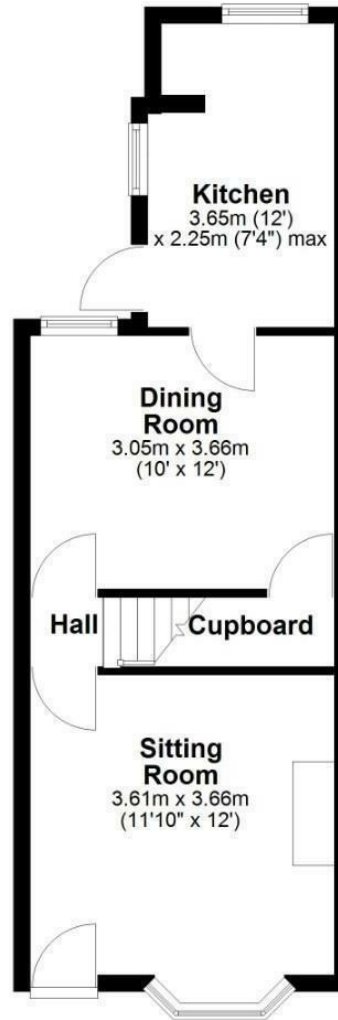
Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

### Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.3 sq. feet)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

