



Haverhill Road, Horseheath, CB21 4QR

CHEFFINS

Haverhill Road

Horseheath,
CB21 4QR

- Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- Re-Fitted Bathroom Suite
- Garage & Driveway
- General Updating Required
- No Onward Chain
- Freehold

A generous three bedroom detached bungalow in need of some general updating and offering ample living accommodation situated in the popular village of Horseheath. The property benefits from many fine features including three reception rooms, re-fitted bathroom suite, garage and driveway. Offered for sale with no onward chain (EPC Rating D).

3 1 2

Guide Price £345,000





LOCATION

Horseheath is a popular smaller South Cambridgeshire village. The village is home to a public house, and a Parish Church. Further facilities are available in the larger village of Linton (3 miles) and market town of Haverhill (3 miles). There are excellent road links and regular public buses to Haverhill and Cambridge (10 miles). London Stansted Airport is 25 miles away and there is a mainline rail station in Cambridge.

HALLWAY – Storage cupboard, radiator, door to

SITTING ROOM – 5.08m x 3.78m – Window to front, feature fire place, radiator.

KITCHEN / BREAKFAST ROOM – 7.29m x 3.05m – Window to side, radiator. Fitted with a matching range of base and wall units with worktops over. Built in electric oven, electric hob with extractor fan over, stainless steel sink with mixer tap. Space and plumbing for washing machine. Storage cupboard housing immersion tank. Door leading to driveway and door providing access to the garden.

DINING ROOM – 6.32m x 3.07m – French doors leading to the rear garden, radiator.

INNER LOBBY – Door to storage cupboard, radiator, door to

BEDROOM THREE – 3.58m x 2.18m – Window to rear, radiator.

BEDROOM TWO – 3.58m x 3.05m – Sliding patio doors to the rear garden. Built in storage wardrobe, radiator.

MASTER BEDROOM – 3.58m x 3.18m – Window, fitted wardrobes, radiator.

FAMILY BATHROOM – 3.1m x 3m – Obscure window, recently re-fitted with a four piece suite comprising panelled bath with shower attachment over, low level WC, wash hand basin with vanity unit below. Walk-in shower cubicle, heated towel rail.

WC – Obscure window, fitted with low level WC

OUTSIDE – The property enjoys a generous rear garden which is predominantly laid to lawn with access provided to the garage.

GARAGE & DRIVEWAY Adjacent to the property is a single garage and driveway providing off road parking for at least two vehicles.

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

MATERIAL INFORMATION Tenure – Freehold
Council Tax Band – E


VIEWINGS

By appointment through the Agents.

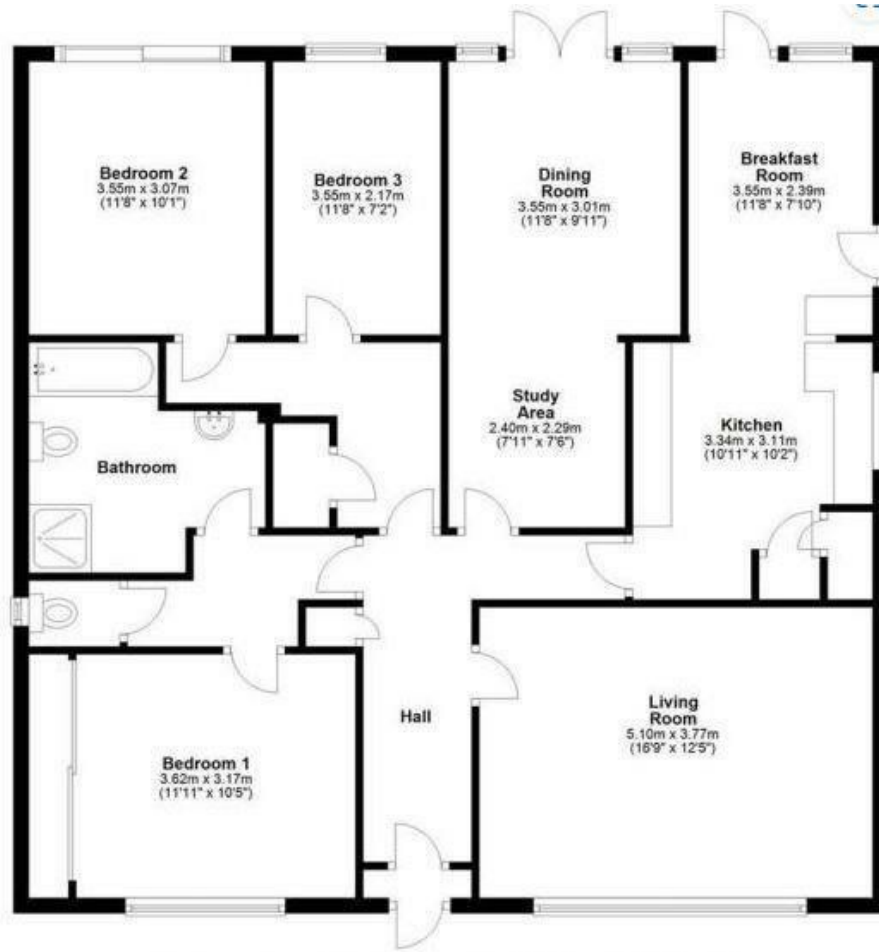
SPECIAL NOTES

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) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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 Council Tax Band - E
 Local Authority - South
 Cambridgeshire



27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



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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.