



Windsor Terrace, Haverhill, CB9 9BE

CHEFFINS

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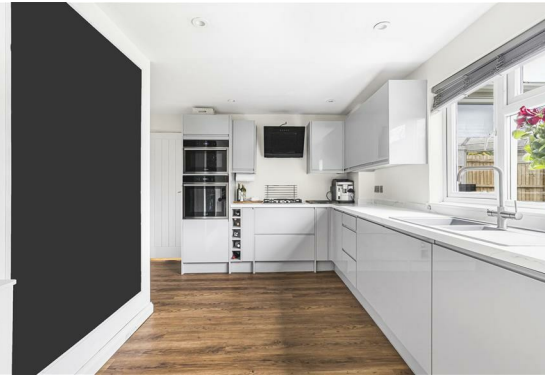
- Re-fitted Kitchen and Bathroom
- Four Bedrooms
- Generous Accomodation
- Conservatory

A highly presented four bedroom mid terrace house situated on a popular residential development with a generous open plan kitchen/dining room, conservatory, utility area and wonderful low maintenance rear garden. (EPC rating D)

4 1 2

Guide Price £280,000





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 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.

ENTRANCE HALL

Radiator, stairs.

SITTING ROOM

Media wall, radiator, window to front.

KITCHEN

Re-fitted kitchen with matching range of base and eye level units, integrated dishwasher, electric double oven, four ring gas hob, walk in storage cupboard

UTILITY

Access to front of the property, space for fridge/freezer, Saniflo WC, door to conservatory.

CONSERVATORY

Polycarbonate roof, power and lighting, radiator, doors to garden.

BEDROOM ONE

Double bedroom, window, radiator.

BEDROOM TWO

Double bedroom, walk-in wardrobe, radiator, window.

BEDROOM THREE

Window, radiator.

BEDROOM FOUR

Window, radiator, single wardrobe.

BATHROOM

A beautiful three piece suite comprising of low w/c, vanity hand wash basin, bath with shower over, heated towel rail, obscure window.

OUTSIDE

Upon leaving the conservatory is a paved area, leading to low maintenance astro turf and decking area to the rear of the property. The garden is unoverlooked, enclosed by timber fencing. There is power and lighting to the shed.

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.

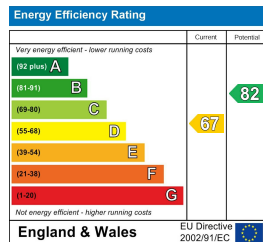
2. Please note that none of the

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.







Guide Price £280,000

Tenure - Freehold

Council Tax Band - B

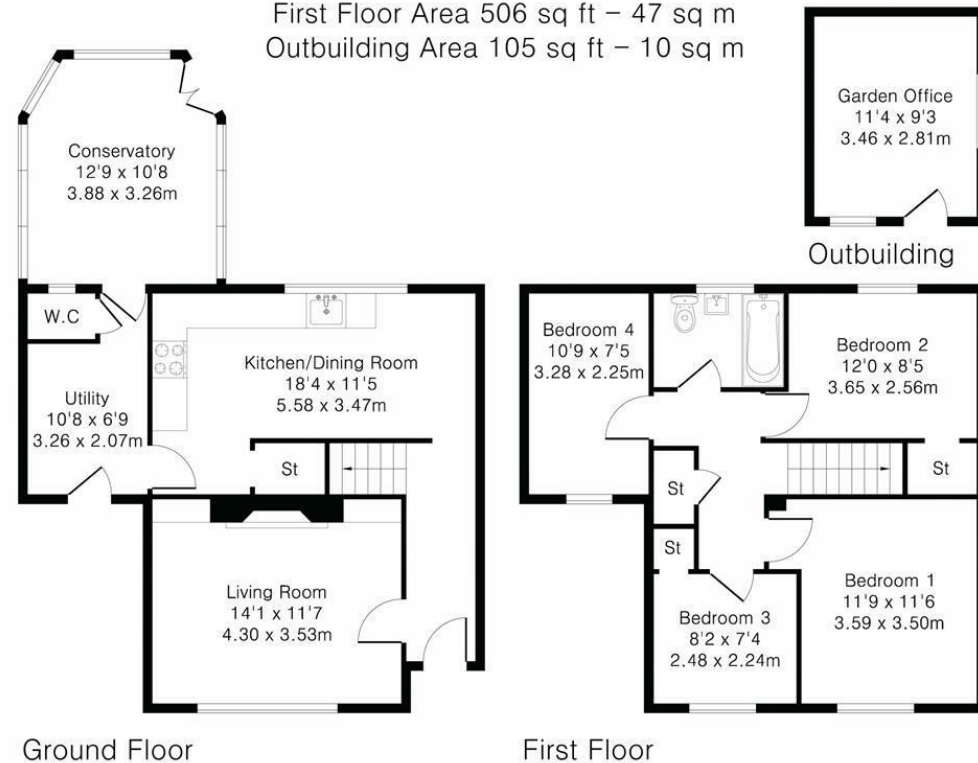
Local Authority - West Suffolk

Approximate Gross Internal Area 1242 sq ft - 116 sq m

Ground Floor Area 631 sq ft - 59 sq m

First Floor Area 506 sq ft - 47 sq m

Outbuilding Area 105 sq ft - 10 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.



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