



Masons Close, Haverhill, CB9 9SN



Masons Close

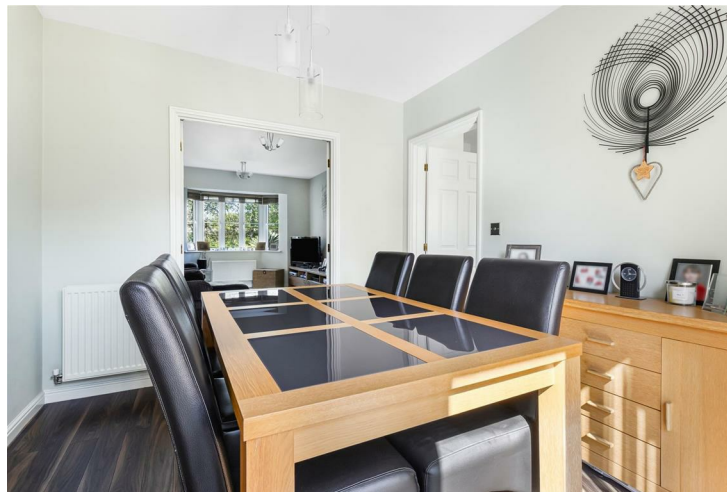
Haverhill,
CB9 9SN

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  3
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Guide Price £425,000

- NO ONWARD CHAIN
- Three Storey Town House
- Five Double Bedrooms
- Ensuite to Master Bedroom
- Second Floor Shower Room
- Single Garage and Carport
- Freehold
- EPC Rating TBC
- Council Tax Band C

Offered for sale with no onward chain is this spacious, three-storey townhouse situated in a secluded cul-de-sac, fronting onto open fields. The property benefits from five double bedrooms, an ensuite to master, second floor shower room, garage and carport for multiple vehicles. (EPC Rating C)





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, gymnasia, 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.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, doors to:

LIVING ROOM

Bay window to front, radiator, double doors to:

DINING ROOM

Radiator, French doors to rear garden, door to:

KITCHEN

Fitted with base and eye level units with worktop over, one and half stainless steel sink, electric oven, integrated dishwasher, four ring gas hob with extractor over, plumbing for washing machine, space for fridge/freezer, understairs storage cupboard, door to carport.

WC

Two piece suite comprising low level wc, vanity hand wash basin, radiator, obscure window.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Fitted wardrobes, window to rear, radiator, door to:

ENSUITE

Three piece suite comprising shower enclosure, low level wc, vanity hand wash basin, radiator, obscure window, extractor fan.

BEDROOM TWO

Dual aspect windows, radiator.

BEDROOM FOUR

Window to front, radiator.

BATHROOM

Three piece suite comprising panelled bath, low level wc, vanity hand wash basin, radiator, obscure window, extractor fan.

SECOND FLOOR

LANDING

Cupboard housing boiler, doors to:

BEDROOM THREE

Window to rear, radiator, door to eaves storage.

BEDROOM FIVE/STUDY

Window to front, radiator, door to eaves storage.

SHOWER ROOM

Three piece suite comprising shower enclosure, low level wc, vanity hand wash basin, radiator, velux window, extractor fan.

LOFT ROOM

A large, walk in loft room providing easy access for plenty of storage.

OUTSIDE

A south facing rear garden, with an immediate patio area from the dining room, the remainder of the garden being laid lawn. There is a side access gate to the carport, all enclosed by timber fencing.

PARKING

Carport for three vehicles, leading to a single garage with up and over door, power connected.

AGENTS NOTE

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

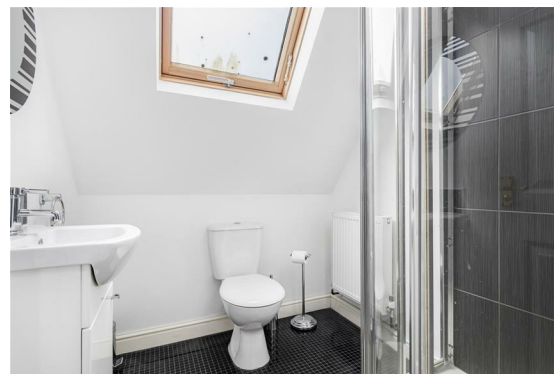
VIEWINGS By appointment through the Agents.

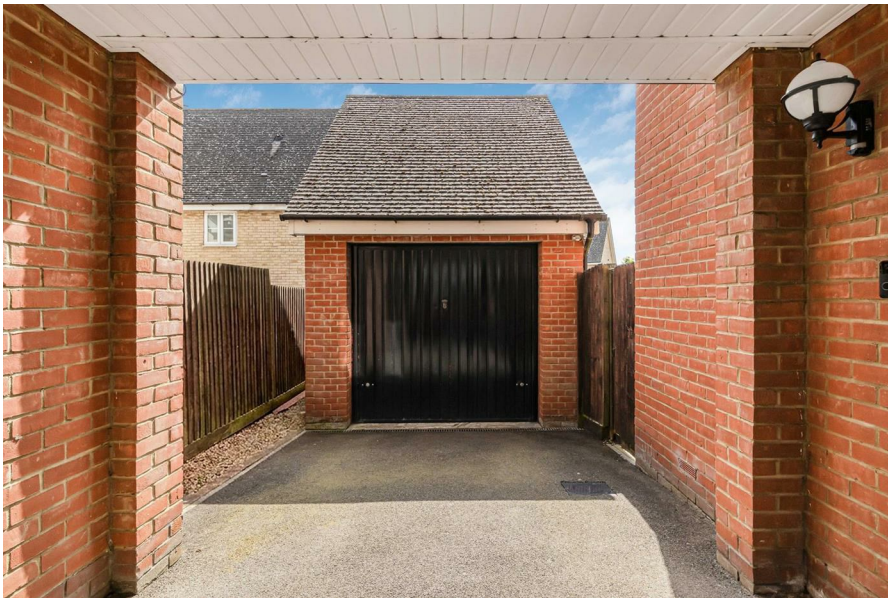
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

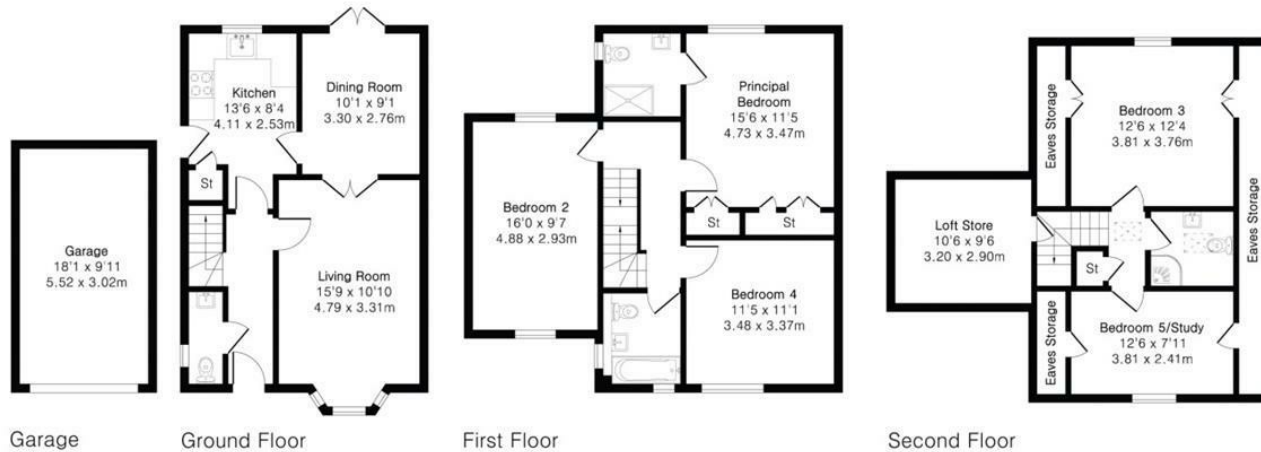
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





**Approximate Gross Internal Area 1579 sq ft - 146 sq m
(Excluding Garage)**

Ground Floor Area 487 sq ft – 45 sq m
 First Floor Area 640 sq ft – 59 sq m
 Second Floor Area 452 sq ft – 42 sq m
 Garage Area 179 sq ft – 17 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £425,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



[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.