



Hamlet Road, Haverhill, CB9 8EP

CHEFFINS

Hamlet Road

Haverhill,
CB9 8EP

OFFERED FOR SALE WITH NO ONWARD CHAIN.
A two bedroom terraced property situated on Hamlet Road, within walking distance to the town centre and local amenities. Benefitted by one allocated parking space and open living/dining room. (EPC Rating D)

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 1

Guide Price £195,000





GROUND FLOOR

ENTRANCE HALL

Stairs, doors to:

KITCHEN

2.87m x 1.88m (9'4" x 6'2") Base and eye level units with worktop over, plumbing for washing machine, space for cooker, space for fridge/freezer, stainless steel sink, window to front.

LIVING/DINING ROOM

5.05m x 2.77m (16'6" x 9'1") Window to rear, French doors to rear garden, fitted storage, electric radiator.

FIRST FLOOR

BEDROOM ONE

4.04m x 2.87m (13'3" x 9'4") Window to front, storage cupboard, electric radiator.

BEDROOM TWO

3.07m x 2.03m (10'0" x 6'7") Window to rear, storage cupboard, electric radiator.

BATHROOM

Three piece suite comprising wash hand basin, wc and walk in shower, obscure window, extractor fan.

OUTSIDE

Low maintenance paved patio rear garden enclosed by timber fencing. One allocated parking space to front.

AGENTS NOTE

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

Preview Property is the management company, the vendor has advised he pays £80 per annum for the up keep of grounds and gardens.

Viewings Strictly by appointment through the selling 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.

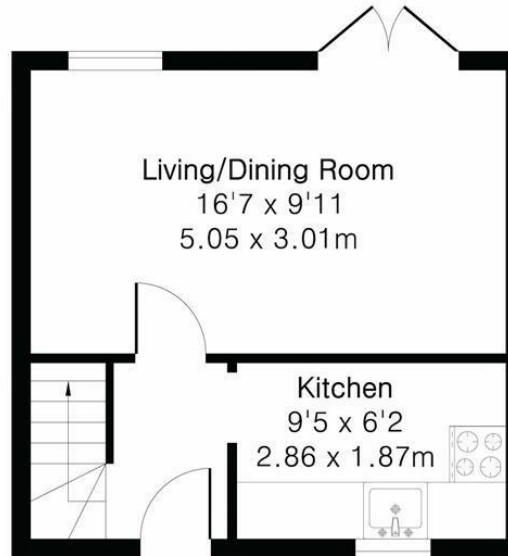
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



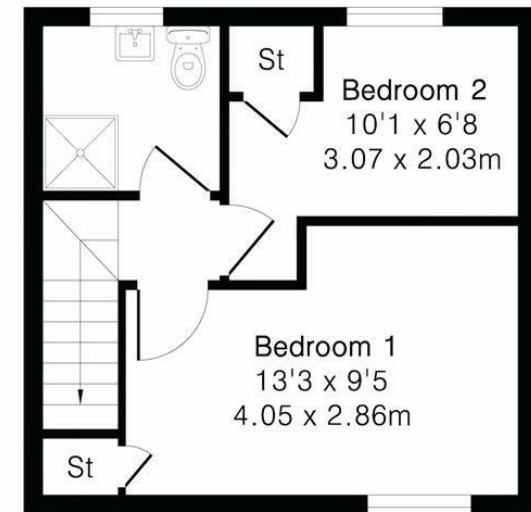
Approximate Gross Internal Area 542 sq ft - 50 sq m

Ground Floor Area 271 sq ft – 25 sq m

First Floor Area 271 sq ft – 25 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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		

Guide Price £195,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



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 practice. 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.



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.

