



St John Place, Haverhill, CB9 9AD

**CHEFFINS**



## St John Place

Burton End, Haverhill,  
CB9 9AD

A three bedroom semi detached home situated in the heart of Haverhill, within walking distance to local amenities and schools. Early reservations will enable purchasers to have an input into internal finishes. Call 01440 707076 for full details.



**Guide Price £297,000**







## SPECIFICATIONS

### Kitchen:

- Benchmark kitchen with soft close drawers
- Tiled upstands
- Fully integrated washing machine and dishwasher
- Fully integrated fridge/freezer
- Fan assisted oven
- Induction hob with integrated extractor above
- Laminate worktops
- Composite sink
- LED downlights
- Double glazed UPVC window
- White double sockets
- Under pelmet lighting
- Walls and ceilings painted white

### Bathrooms:

- Shower to en-suite
- Panelled bath with shower over in bathroom
- White sanitaryware with chrome fittings
- LED downlights
- Fully tiled wet areas
- Extractor fan
- BTW cistern and WC throughout
- Basin and semi pedestal
- Fully tiled floor
- Walls and ceilings painted white

### Living Room:

- Pendant light to center of room
- UPVC windows
- White electrical switches and sockets
- Modern square white skirting and architrave
- Walls and ceilings painted white

### Bedrooms:

- Pendant light to center of room
- Double glazed UPVC windows
- White electrical switches and sockets

- Modern square white skirting and architrave
- Walls and ceilings painted white

### Hall/Landing:

- LED downlights
- Modern square white skirting and architrave
- White painted spindles and handrails on stairs
- Walls and ceilings painted white

### Outside:

- EV charger (one per property)
- Patio to rear and turfed gardens
- One allocated parking space off road and one allocated parking space undercover below coach house
- External taps and plug sockets

\* Plots 1-4 have underfloor heating to the ground floor and radiators on first floor.

\* Flooring is not fit as standard but can be negotiated

\* Utility room/cloakroom in Coach House

Services: Mains electric, water, drainage, air source heat pumps (underfloor heating on ground floor of plots 1-4 and radiators on first floor)

Site fees: TBC

Warranties: 10 year structural warranty from ICW

## AGENTS NOTES

Plots 1-4 are a 3 bedroom semi-detached property comprising entrance hall, downstairs WC, kitchen, living room, ensuite to master bedroom and family bathroom.

Services: Mains drainage, electricity, air source heat pump (underfloor heating to the ground floor) and EV charging point.

A £1000 deposit is required to be paid upon reservation, which will be retained if the purchaser withdraws before exchange of contracts.

### AGENTS NOTE -

EPC - To Be Assessed

Council Tax - To Be Assessed

Square Footage - 976 sq ft approx

Property Construction - Timber frame with brick face, tiled roof

Parking - One allocated space and one under coach house

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating source - Air source heat pump

### 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 the appliances and the services at this property have been tested by the developer, Freshwater Estates. 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.

The photos provided are for illustrative purposes only and should not be relied upon.



# Freshwater Estates

Freshwater Estates were established in 2009 and remain a family-owned and managed company. Providing uniquely designed homes finished to a high specification, along with personalised customer service and first-class aftercare. Committed to offering fully customisable fit outs to suit client's needs and ensure no two home interiors are the same

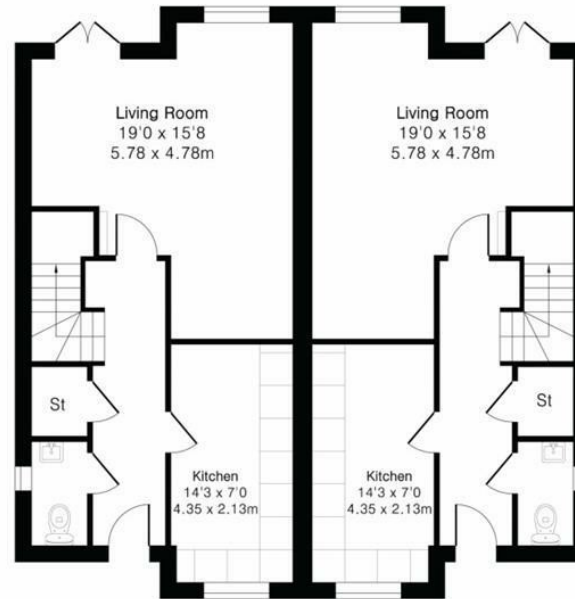




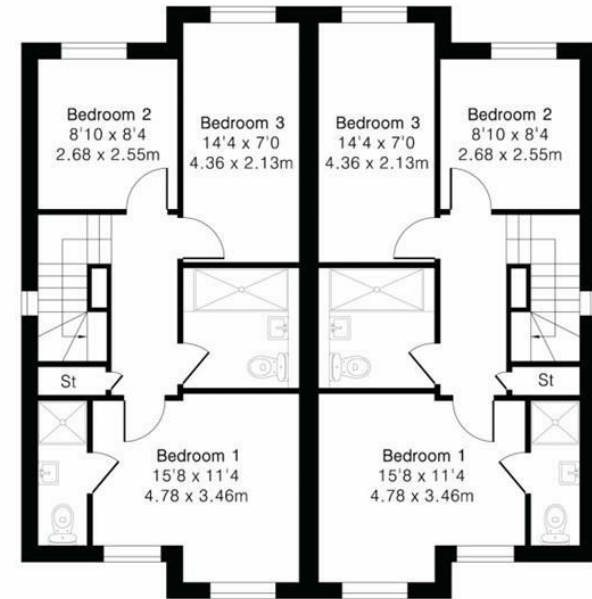
**Approximate Gross Internal Area 976 sq ft - 90 sq m**

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 488 sq ft – 45 sq m



Ground Floor  
(Plot 1 to 4)



First Floor  
(Plot 1 to 4)

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		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £297,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – West Suffolk



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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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)

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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