



Ashlea Close, Haverhill, CB9 8QF

CHEFFINS

Ashlea Close

Haverhill,
CB9 8QF

A well presented and spacious three bedroom house occupying a pleasant cul de sac location. The property benefits from driveway, garden, fitted kitchen and is offered for sale with no onward chain. (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.

3 1 2

Guide Price £265,000





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, doors to:

LOUNGE/DINING ROOM

Window to rear, radiator, French doors to garden.

KITCHEN

Fitted with base and eye level units with worktop over, space for cooker with extractor over, plumbing and space for appliances, sink with drainer and mixer tap, window to front, radiator.

OFFICE/BEDROOM FOUR

Window to side, built in sliding door wardrobes. Please note there is no radiator in this room but electric heaters can be used to warm the space. Can be converted back into a garage.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Storage cupboard, window to front, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Fitted with panelled bath with shower over, low level wc, pedestal hand wash basin, obscure window.

OUTSIDE

GARDEN

Paved patio area with steps leading to a raised lawn, enclosed by fences with gated rear access, timber storage shed.

PARKING

Driveway to front for one vehicle.

AGENTS NOTE

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

Some photos have been digitally altered for staging purposes.

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		
(81-91) B		
(69-80) C		
(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 £265,000

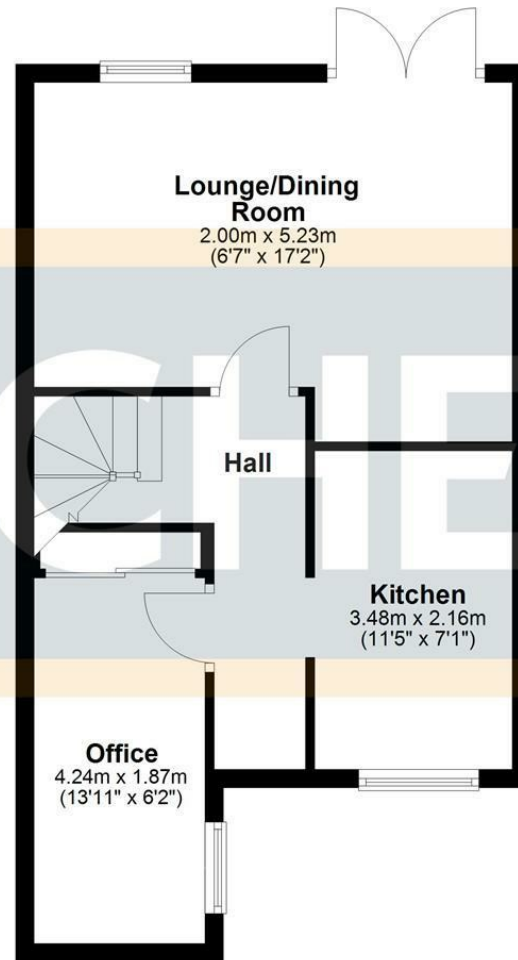
Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

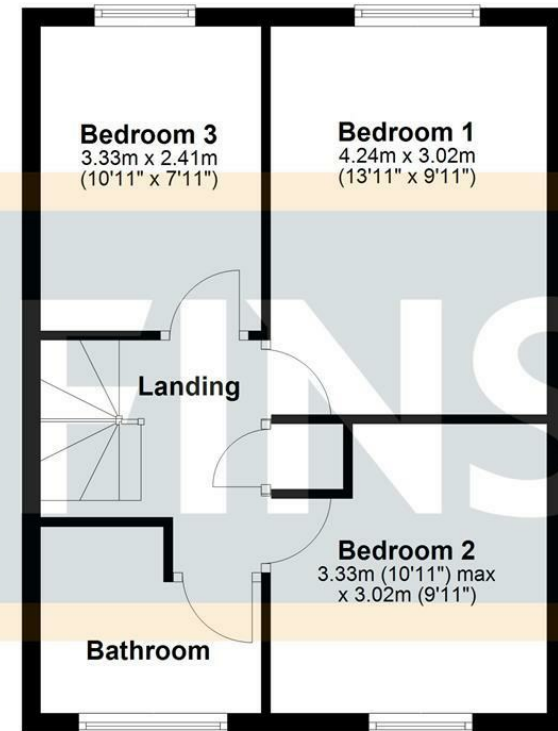
Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 84.0 sq. metres (904.0 sq. feet)

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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