



Feltwell Place, Haverhill, CB9 0AN

CHEFFINS

Feltwell Place

Haverhill,
CB9 0AN

A pleasant three bedroom, terrace property situated on the popular Chalkstone development. Benefitting from a modern fitted kitchen, dining room, ground floor wc and spacious rear garden. (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 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 1

Guide Price £229,950





GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboard, stairs to first floor, door to wc, door to:

LIVING ROOM

Window to front, radiator, double doors to:

DINING ROOM

Radiator, French doors to rear garden, open to:

KITCHEN

Fitted with base and eye level units with worktop over, stainless steel sink, integral fridge/freezer, plumbing for dishwasher, plumbing for washing machine, electric oven, four ring gas hob with extractor over, space for tumble dryer, window to rear.

WC

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

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Window to front, radiator.

BEDROOM TWO

Window to rear, radiator, storage cupboard.

BEDROOM THREE

Window to rear, radiator, storage cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, vanity hand wash basin, heated towel rail, obscure window.

OUTSIDE

A pleasant rear garden with immediate patio area for seating. The remainder of the garden is predominantly laid lawn with a paved path leading to an additional

patio area, storage shed and rear access gate. Enclosed by timber fencing.

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.

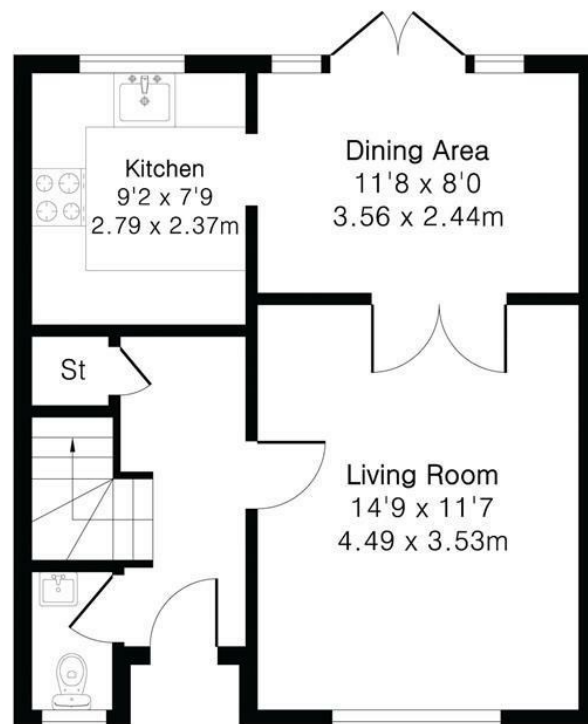
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



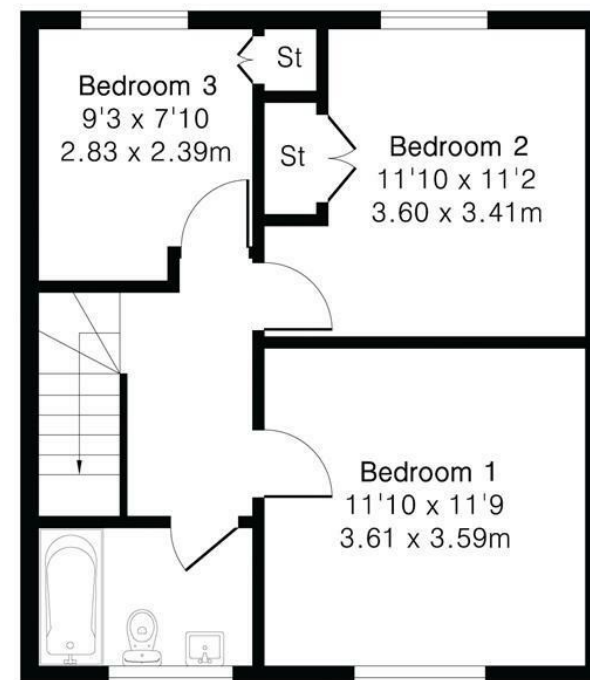
Approximate Gross Internal Area 909 sq ft - 85 sq m

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 461 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	74 80
(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



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.

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Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

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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