



Lordscroft Lane, Haverhill, CB9 0ER



Lordscroft Lane

Haverhill,
CB9 0ER

A wonderful two bedroom, Victorian terraced property situated in the heart of Haverhill. Offering two reception rooms, loft room, low maintenance rear garden and generous car port. (EPC Rating TBC)

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.

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Guide Price £220,000





GROUND FLOOR

KITCHEN/BREAKFAST ROOM

Fitted with base and eye level units with worktop over, twin butler sink, integral fridge, Range oven with five ring gas hob with extractor over, open fireplace, bay window to front, door to:

LIVING ROOM

Radiator, wood burner, stairs to first floor, open to:

DINING ROOM

Radiator, door to utility, door to wc, door to garden.

WC

Two piece suite comprising low level wc with sink attached, obscure window.

UTILITY

Plumbing for washing machine, space for tumble dryer, windows to side, door to garden.

FIRST FLOOR

LANDING

Stairs to loft room, doors to:

BEDROOM ONE

Window to front, built in wardrobe.

BEDROOM TWO

Window to rear, radiator, fitted wardrobes.

SHOWER ROOM

Three piece suite comprising shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window, velux window, cupboard housing boiler.

SECOND FLOOR

LOFT ROOM

Velux window, power and lighting connected.

OUTSIDE

Low maintenance rear garden, laid to shingle with a

paved patio pathway to the rear gate. Part of the garden is covered, with a wood store area to the side. Large shed to the rear with power connected. All enclosed by timber fencing.

PARKING

To the rear is a gated car port for 2 vehicles, with 1 further parking space in 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.

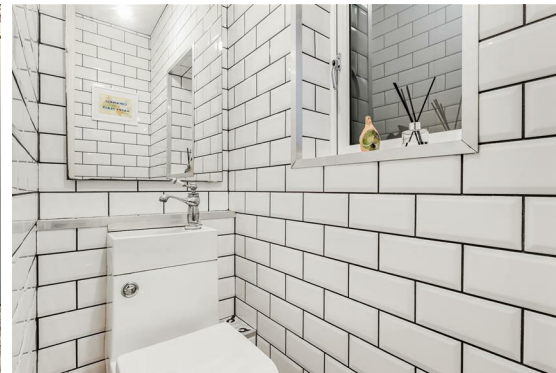
The vendor has advised that they will be retaining the land to the rear of the car port.

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.





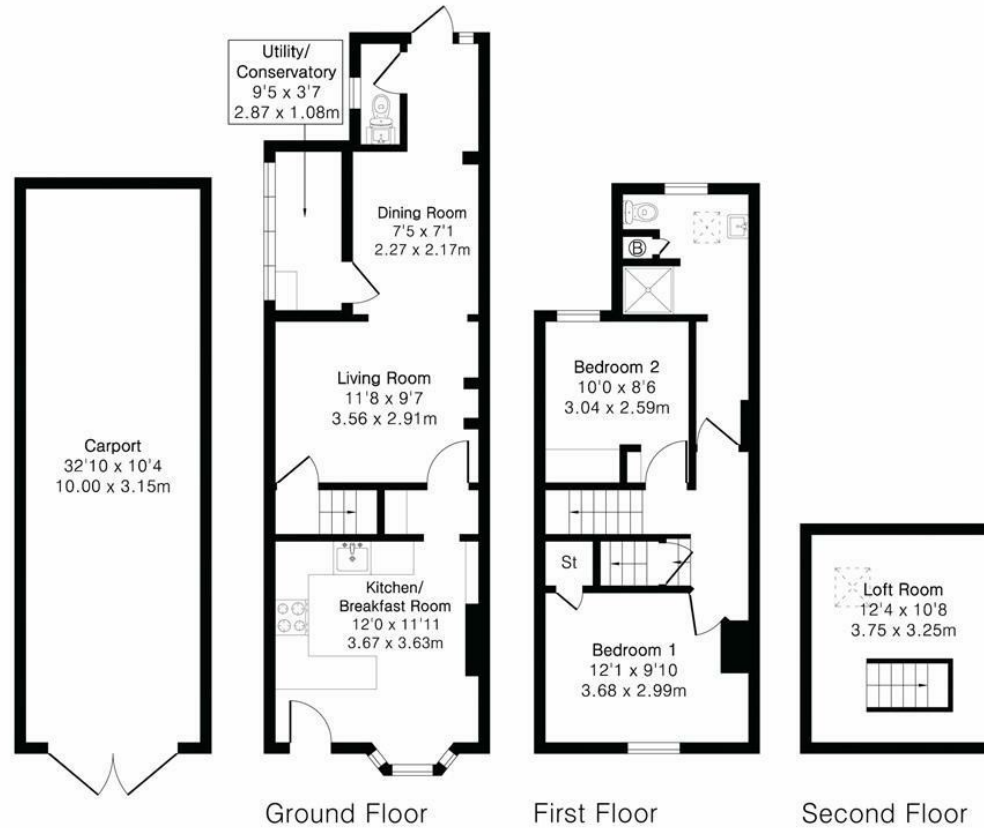
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 958 sq ft - 89 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 356 sq ft – 33 sq m

Second Floor Area 131 sq ft – 12 sq m



Guide Price £220,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



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.

