

Castle Lane, Haverhill, CB9 9NG

CHEFFINS

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Haverhill,
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Guide Price £245,000

A splendid three bedroom mid terrace home situated within walking distance to local amenities and schools. The property benefits from a modern living room, open plan kitchen/diner, three bedrooms, bathroom and separate WC. There is an enclosed rear garden laid to lawn and patio, alongside a brick build shed. (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, gymnasia, 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.








GROUND FLOOR

HALLWAY
Stairs, entrance to living room, door to:

KITCHEN/DINER
Matching wall and base level units, four ring gas hob with extractor over, double eye level cooker, space for Washing machine and tumble dryer, stainless steel sink, under stairs storage cupboard, radiator, window to rear, door to garden.

LIVING ROOM
Radiator, Window, Carpets.

FIRST FLOOR

BEDROOM ONE
Radiator, Front Facing window

BEDROOM TWO
Radiator, Garden Facing window

BEDROOM THREE
Radiator, Front Facing window

BATHROOM
Bath, Shower Over Bath, Sink, Radiator.

WC
Obscured Glass Window

OUTSIDE
Enclosed rear garden laid to lawn and pathway, Brick built shed, Enclosed walkway to front of property.

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.

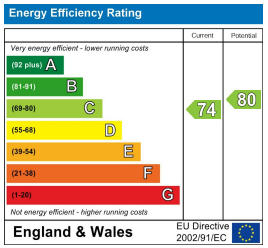
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







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Tenure - Freehold

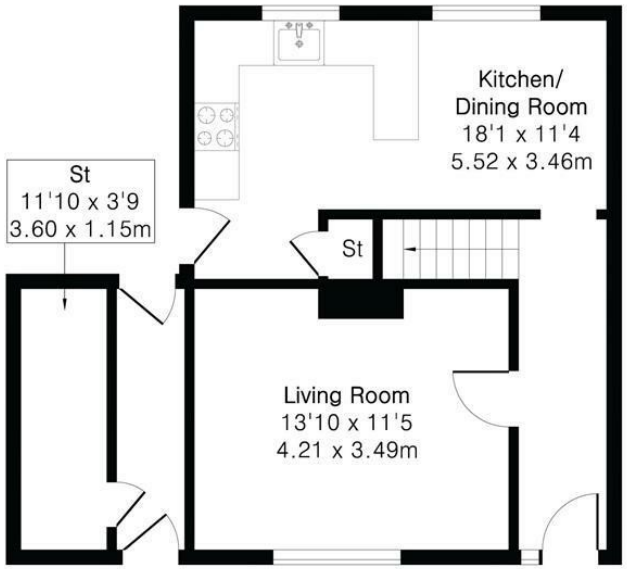
Council Tax Band -

Local Authority - B

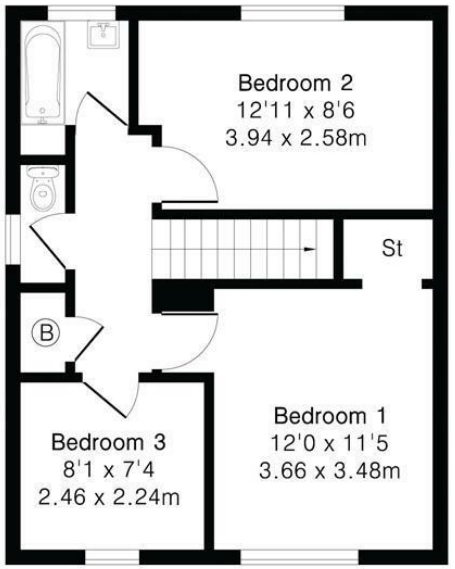
Approximate Gross Internal Area 929 sq ft - 86 sq m

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 421 sq ft – 39 sq m



Ground Floor



First Floor

PINKPLAN

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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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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