



Apple Acre Road, Haverhill, CB9 7WE

CHEFFINS

Apple Acre Road

Haverhill,
CB9 7WE

A well presented and generous four bedroom end terraced family home, situated on the Cambridge side of town. Offering an ensuite to the master bedroom, low maintenance rear garden and spacious reception rooms. (EPC Rating C)

LOCATION

Haverhill is a thriving and popular market town 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.

4 3 1

Guide Price £328,000





GROUND FLOOR

HALLWAY

Stairs to first floor, radiator, doors to:

KITCHEN

Fitted with base and eye level units, stainless steel sink, integrated cooker and four ring gas hob with extractor over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, radiator, window.

LIVING/DINING ROOM

Window to front, radiator, French doors to garden.

WC

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

FIRST FLOOR

LANDING

Airing cupboard housing boiler, stairs to second floor, doors to:

BEDROOM ONE

Window to side, radiator, door to:

ENSUITE

Three piece suite comprising shower enclosure, vanity hand wash basin, low level wc, radiator, extractor fan.

BEDROOM TWO

Window to side, radiator.

SECOND FLOOR

LANDING

Doors to:

BEDROOM THREE

Dual aspect windows, radiator.

BEDROOM FOUR

Dual aspect windows, radiator.

WC

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

OUTSIDE

A low maintenance rear garden, predominantly artificial grass, with a large, covered decking area to the side currently used as an entertainment area.

AGENTS NOTE

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

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	88	77
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – D

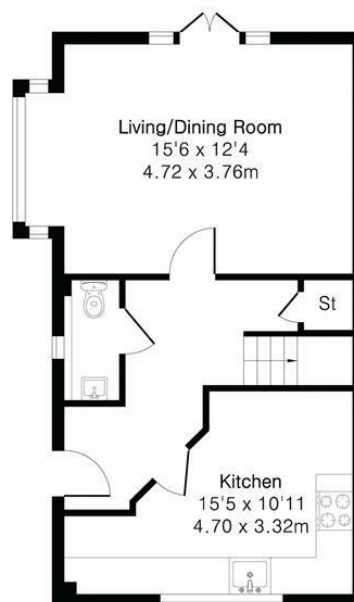
Local Authority – West Suffolk

Approximate Gross Internal Area 1350 sq ft - 125 sq m

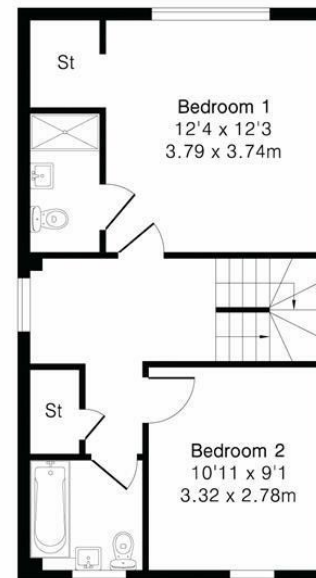
Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 457 sq ft – 42 sq m

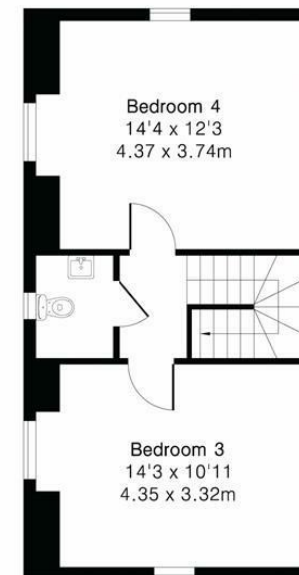
Second Floor Area 421 sq ft – 39 sq m



Ground Floor



First Floor



Second Floor



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: 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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