Ruffles Road, Haverhill, CB9 0JY

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Ruffles Road

Haverhill,
CB9 0JY

A well positioned four bedroom townhouse positioned in a quiet cul-de-sac, offering a generous living/dining room, ensuite to master bedroom, single garage and driveway for one vehicle (EPC Rating C)

4 2 2

Guide Price £265,000

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
Radiator, stairs to first floor, doors to:

KITCHEN
Fitted with base and eye level units with worktop over, one and half bowl stainless steel sink, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, electric oven with four ring ceramic hob and extractor over, window to front.

WC
Two piece suite comprising low level wc, pedestal hand wash basin, radiator, window to front.

LIVING/DINING ROOM
Two radiators, understairs storage, French doors opening to rear garden.

FIRST FLOOR

LANDING
Radiator, stairs to second floor, doors to:

BEDROOM TWO
Window to rear, radiator.

BEDROOM THREE
Window to front, radiator.

BATHROOM
Three piece suite comprising panelled bath with shower attachment and mixer tap, pedestal hand wash basin, low level wc, heated towel rail, window to side.

SECOND FLOOR

LANDING
Doors to:

BEDROOM FOUR
Window to rear, radiator.

BEDROOM ONE
Window to front, radiator, built in storage, door to:

ENSUITE
Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, heated towel rail.

OUTSIDE
Immediate patio area for seating, the remainder of the garden predominantly astro-turf, with a central paved pathway leading to a timber built shed and rear gated access. Enclosed by timber fencing.

PARKING
Single garage with up and over door, driveway 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.

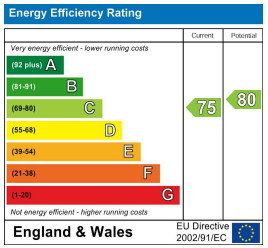
To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, there may be a charge. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

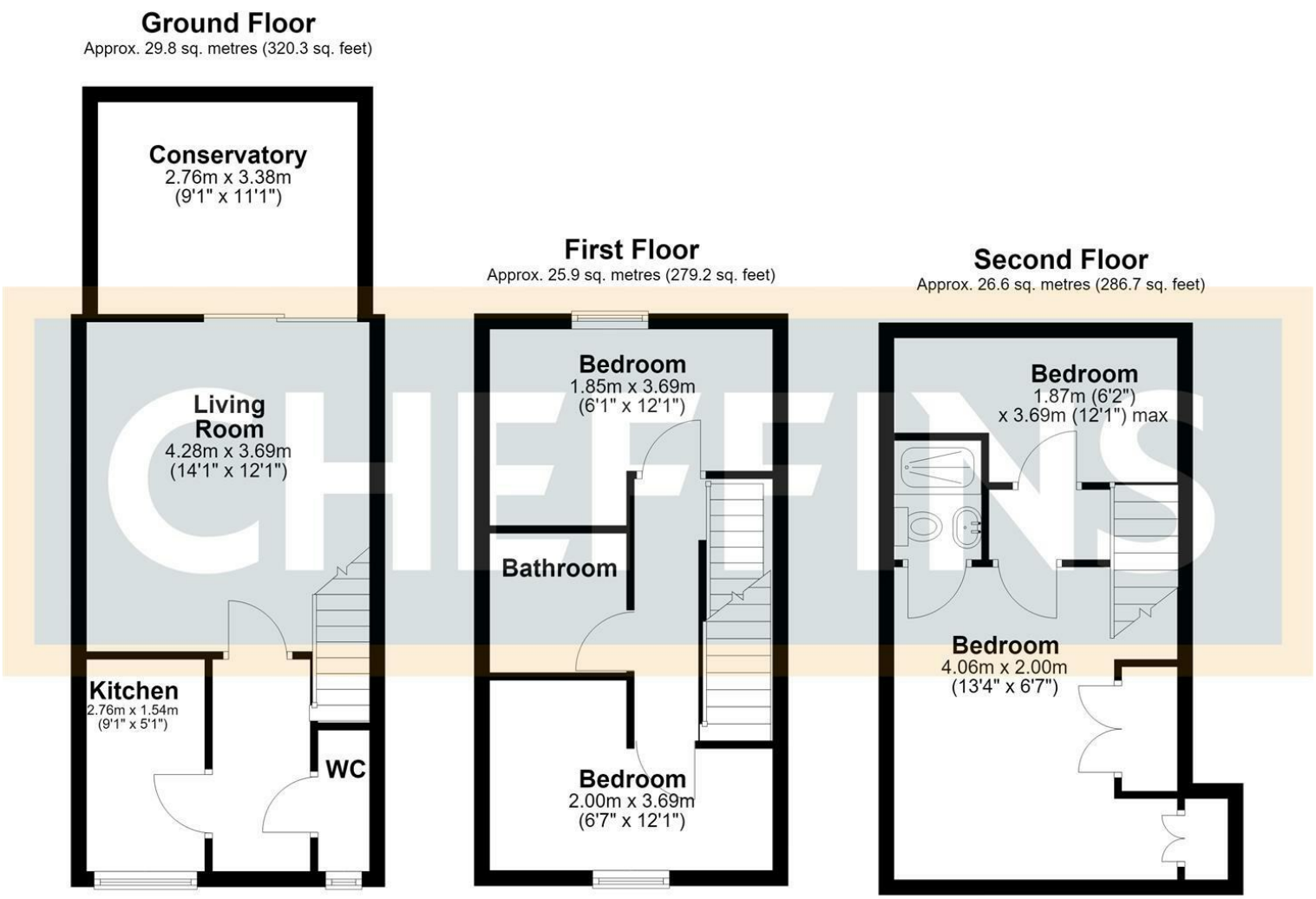
Viewings Strictly by appointment through the selling agents.

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.





Total area: approx. 82.3 sq. metres (886.2 sq. feet)

Guide Price £265,000

Tenure - Freehold

Council Tax Band - C

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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