



Sperling Drive, Haverhill, CB9 9SG

**CHEFFINS**



# Sperling Drive

Haverhill,  
CB9 9SG

An immaculately presented three bedroom end of terrace property conveniently located on the popular Meadowlands development within easy access to the A1307. The property benefits from re-fitted bathroom and en-suite shower room, low maintenance rear garden and carport. (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.

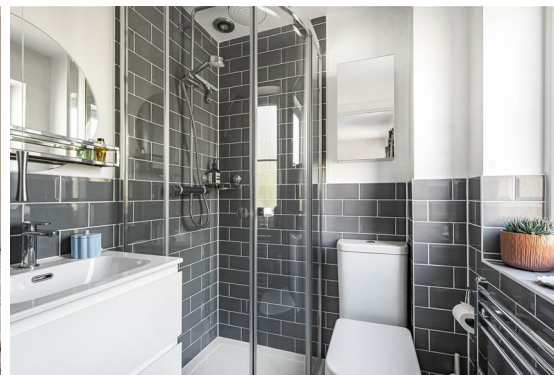
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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.

3 2 1

**Guide Price £270,000**





## GROUND FLOOR

### WC

Fitted with a two piece suite comprising of low level WC, vanity wash hand basin, radiator, extractor fan.

### SITTING ROOM

Window, two radiators, understairs storage cupboard, electric fireplace (untested), stairs to first floor.

### KITCHEN / BREAKFAST ROOM

Fitted with a matching range of base and eye level units, sink with mixer tap, plumbing for washing machine and dishwasher, electric oven with four ring gas hob extractor hood over, integrated fridge freezer, sliding patio doors to the rear garden.

## FIRST FLOOR

### BEDROOM ONE

Two windows, radiator, wardrobe, door to en-suite

### EN-SUITE

Re-fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low level WC, heated towel rail, extractor fan, obscure window.

### BEDROOM TWO

Window, radiator, wardrobe.

### BEDROOM THREE

Window, radiator, wardrobe.

### BATHROOM

Re-fitted with a three piece suite comprising panelled bath with shower over, low level WC, vanity wash hand basin, heated towel rail, extractor fan.

## OUTSIDE

The property has a low maintenance rear garden with a generous paved patio area providing an ideal area for seating and entertaining. The garden is enclosed by brick wall with side access gate. There is a wooden shed which will remain.

## CARPORT

The property has the benefit of a carport which provides off road parking for one vehicle. We have been advised the Carport is leasehold with lease of 999 years from new (980 remaining).

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. We have been advised the Carport is leasehold with lease of 999 years from new (980 remaining). We have been advised by the current vendor that no ground rent payable.

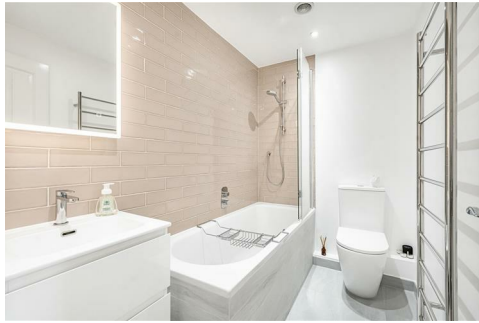
VIEWINGS By appointment through the Agents.

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		
(92-100) 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	75	82
EU Directive 2002/91/EC		

Guide Price £270,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk

**Approximate Gross Internal Area 768 sq ft - 72 sq m  
(Excluding Garage)**

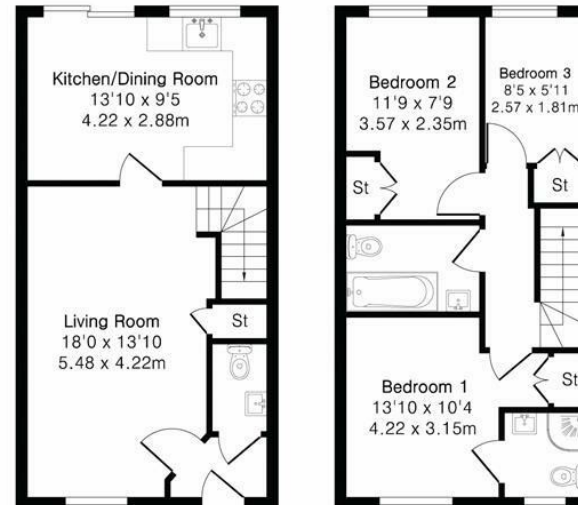
Ground Floor Area 384 sq ft – 36 sq m

First Floor Area 384 sq ft – 36 sq m

Garage Area 139 sq ft – 13 sq m



Garage



Ground Floor

First 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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)

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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