

Chainey Pieces, Haverhill, CB9 8BG

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Haverhill,
CB9 8BG

2 1 2

Guide Price £230,000

A two bedroom Victorian terraced property situated in a quiet area close to the recreation ground in Haverhill, within walking distance to the town centre and local amenities, benefitting from two reception rooms and front and rear gardens. (EPC Rating D)



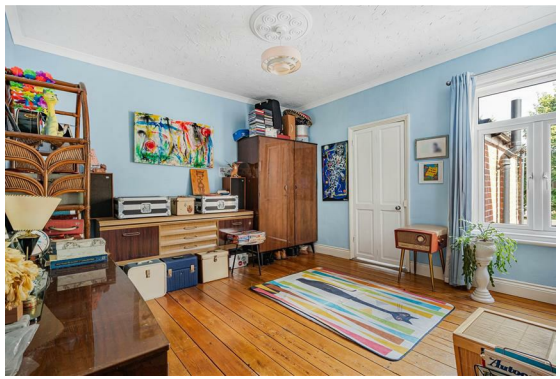
LOCATION

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

LIVING ROOM
Double glazed composite front door, solid wood flooring, cast iron open fireplace, bay-fronted box-style window with double glazed windows overlooking private front gardens, radiator, and built-in shelving and storage.

INNER HALL
Stairs leading to the first-floor landing and housing the electrics.

DINING ROOM
Double glazed window to the rear, radiator, cast iron open fireplace, and an under-stairs storage cupboard.

KITCHEN
Art Deco style with a range of base units with work surfaces over, space and plumbing for appliances, stainless steel sink with mixer taps, double glazed window to the side, double glazed door to the side, further double glazed window to the rear, freestanding units, and access door to the rear garden.

FIRST FLOOR

BEDROOM ONE
Two double glazed windows overlooking the gardens, loft access, large bank of built-in wardrobes, laminate flooring, and a radiator.

BEDROOM TWO
Solid wood flooring, cast iron feature fireplace, double glazed window overlooking the rear garden.

BATHROOM
(Walk-through from Bedroom Two): Cupboard housing the gas boiler, claw-style bath, low-level WC, vanity wash hand basin, double glazed window to the rear, and a cast iron heated towel rail and radiator.

OUTSIDE
Front Garden: Walled garden laid to shingle with pathway access, featuring a lawned area, summer-style shed, and picket fence enclosure.

Rear Garden: Block-paved walled garden area with gated access leading to a shared walkway down the middle. The rear space opens into a shared area alongside the neighbouring garden on the right. The left-hand side features a large timber-built shed, wooden pergola with a paved seating area, and lawned gardens enclosed by timber fencing.

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

There is access to the rear of the property via public pathway.

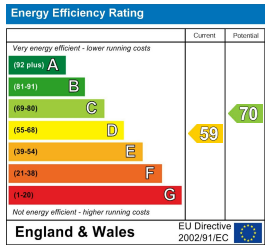
VIEWINGS
By appointment through the Agents.

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.

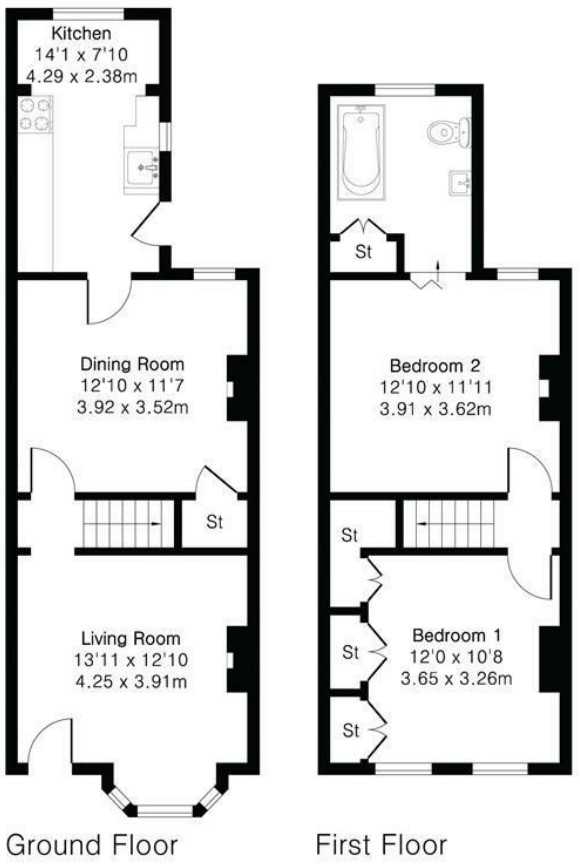




Approximate Gross Internal Area 898 sq ft - 84 sq m

Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 426 sq ft – 40 sq m



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Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

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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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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