



Hamlet Road, Haverhill, CB9 8QQ

**CHEFFINS**



## Hamlet Road

Haverhill,  
CB9 8QQ

- Extended Victorian Semi-Detached Property
- Secluded, Well-Established Rear Garden
- Close to the Town Centre
- Living Room
- Dining Room
- Three Bedrooms
- Downstairs Bathroom
- Freehold
- EPC Rating TBC

A beautifully presented and extended Victorian property close to the town centre, boasting a large, secluded rear garden, separate living and dining room and three bedrooms. (EPC Rating TBC)

3 2 2

**Guide Price £315,000**







## 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 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. 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

### ENTRANCE HALL

Stairs, door :

### LIVING ROOM

Window to front, storage cupboard housing boiler, gas fireplace, archway access to:

### DINING ROOM

Fitted storage cupboard, radiator, serving hatch to kitchen, door to:

### REAR HALL

Storage cupboard, door to bathroom, entrance to kitchen, door to rear garden.

### KITCHEN

Fitted with matching base and eye level units, eye level electric oven, electric hob with extractor over, stainless steel sink, plumbing for washing machine, breakfast bar, space for fridge/freezer, radiator, window to rear.

### BATHROOM

Three piece suite comprising of low level wc, vanity hand wash basin, double shower enclosure, heated towel rail, obscure window to side.

## FIRST FLOOR

### BEDROOM ONE

Window to front, radiator, storage cupboard, door to:

### ENSUITE

Two piece suite comprising low level wc, vanity hand wash basin, heated towel rail, extracator fan.

### BEDROOM TWO

Window to rear, radiator, built in storage.

### BEDROOM THREE

Window to rear, radiator.

### OUTSIDE

A stunning and well-established, south-west facing garden with an immediate paved patio area for seating and pathway leading up the length of the garden towards the beautifully presented summer house and further decking area. The remainder of the garden is laid to lawn with mature shrubs and bright flowers. There is a side access gate to the front of the 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.

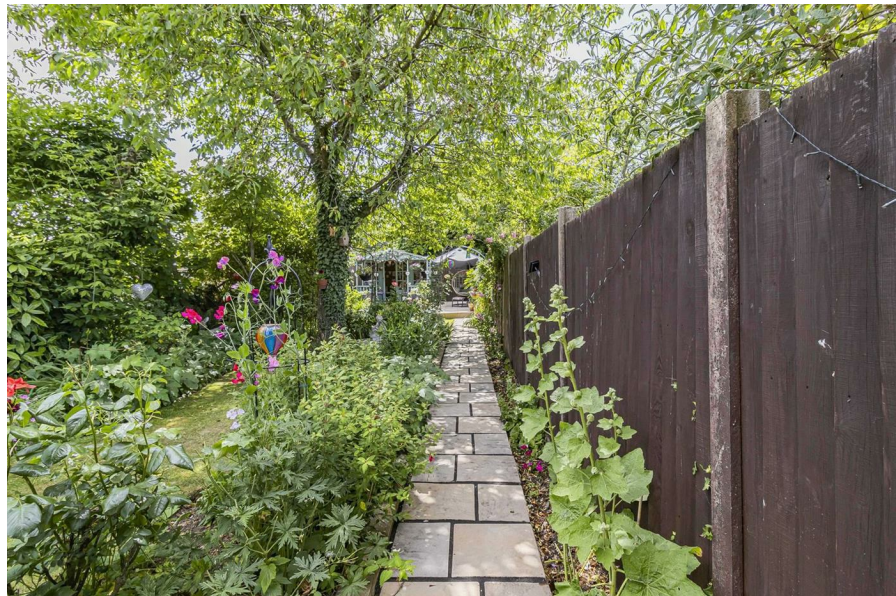
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £315,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



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.

**Approximate Gross Internal Area 864 sq ft - 80 sq m  
(Excluding Outbuilding)**

Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 343 sq ft – 32 sq m

Outbuilding Area 77 sq ft – 7 sq m



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