

Withersfield Road, Haverhill, CB9 9JZ

CHEFFINS

CHEFFINS

Withersfield Road

Haverhill,
CB9 9JZ

2 1 1

Offers In Excess Of



- NO ONWARD CHAIN
- Secured Entry
- Close to Town Centre
- Two Bedrooms
- Fitted Bathroom Suite

Offered for sale with no onward chain is a well presented two bedroom apartment in the popular Waters Edge development. The property benefits from kitchen, living room, bathroom and allocated parking space. (EPC Rating B)






LOCATION

ENTRANCE HALL
Entrance hall which has an entry system phone, electrics, and vinyl flooring. There is then a storage cupboard which houses the water cylinder and some further storage.

LIVING ROOM
14'6" x 9'11"
Dual-aspect room with two double-glazed windows, electric heater, and carpet fitted.

KITCHEN
10'4" x 5'0"
The kitchen has a range of matching wall and base units with work surfaces over, space and plumbing for appliances, electric oven with electric extractor hood over, stainless steel sink with mixer taps, double-glazed window to the rear, vinyl flooring.

BEDROOM ONE
16'11" x 10'7"
Dual-aspect room with electric heater, two double-glazed windows, and carpet fitted.

BEDROOM TWO
10'11" x 8'11"
Double-glazed window to the side and electric heater.

BATHROOM
Three piece suite comprising panelled bath with shower over, wc, wash hand basin, extractor fan.

ALLOCATED PARKING
One allocated permit parking space in communal car park

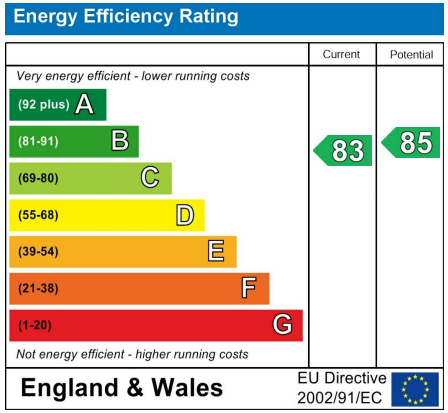
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.

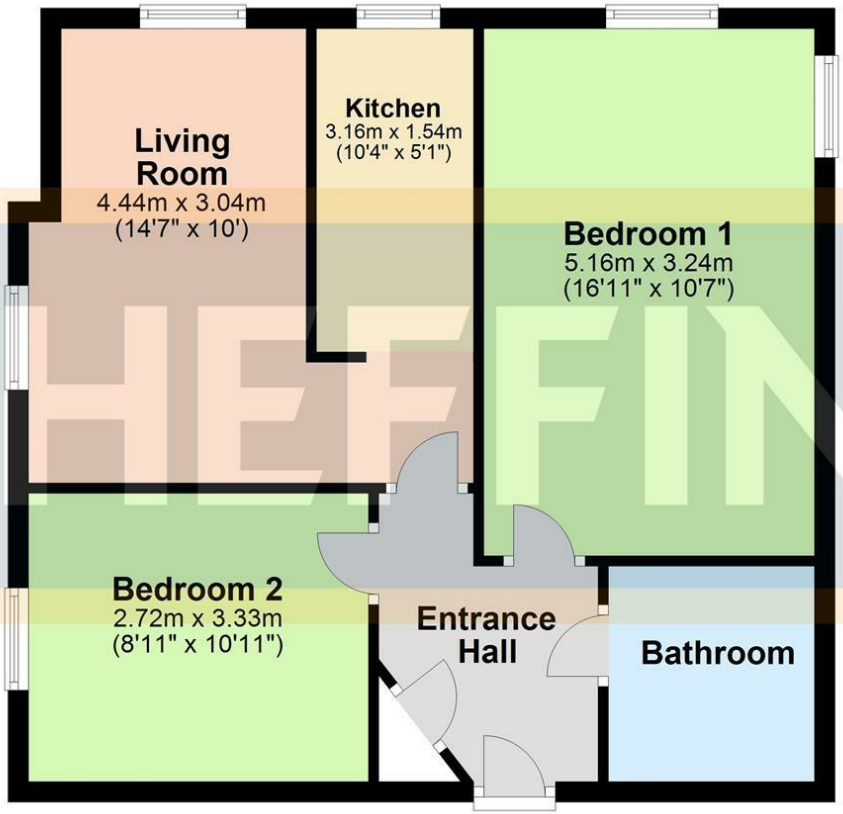


Offers In Excess Of £150,000
Tenure - Leasehold
Council Tax Band - B
Local Authority - West Suffolk

CHEFFINS

Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



Total area: approx. 57.1 sq. metres (614.7 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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

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.

CHEFFINS