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2 Chedburgh Place, Haverhill, CB9 0AJ

Well-presented and improved spacious three-bedroom mid terrace house on the popular Chalkstone development, the property has good sized accommodation to lounge, open plan kitchen/dining room, three bedrooms, family bathroom & gardens. EPC RATING: C

Offers In Excess Of **£199,995**

- Walking Distance to Shops & Schools
- Ideal FTP Or Investment Property
- Double Glazed Windows
- Gas Central Heating
- Re Fitted Kitchen
- Re Fitted Bathroom
- Spacious Gardens
- Spacious Accommodation



HAVERHILL

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.

ACCOMMODATION with approximate room sizes.

ENTRANCE HALL

Door to front, Wood effect flooring, radiator, doorway into lounge.

DOWNSTAIRS W.C

Low level W.C, vanity wash hand basin, window to side, tiled flooring.

DINING ROOM:

14' 1" x 8' 7" (4.29m x 2.62m)

Open plan with kitchen, patio doors opening onto gardens, stairs to landing, radiator.

KITCHEN

8' 10" x 5' 11" (2.69m x 1.8m)

Re fitted kitchen comprising range of matching wall and base units with work surfaces over, stainless steel sink unit with taps over, inset spot lights, tiled splash backs, Electric oven with 4 ring hob, space and plumbing for washing machine, storage cupboard, tiled flooring, window to front.

LOUNGE

17' 11" x 10' 9"

(5.46m x 3.28m)

Dual aspect room with two windows, radiator.

**LANDING**

Loft access, large cupboard with gas boiler.

BEDROOM 1

12' 4" x 9' 10"
(3.76m x 3m)

Window to rear, radiator.

BEDROOM 2

12' 4" x 8' 11"
(3.76m x 2.72m)

Window to rear, radiator.

BEDROOM 3

10' 4" x 6' 2"
(3.15m x 1.88m)

Window to front, storage cupboard, radiator.

FAMILY BATHROOM

Suite comprising low level WC, Vanity wash hand basin, side panelled bath with shower over and glass screen, tiled walls, tiled flooring, radiator, window to front.

OUTSIDE

Rear: fully enclosed gardens with timber fencing and gated rear access, laid to lawn garden with patio area.

AGENTS 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.

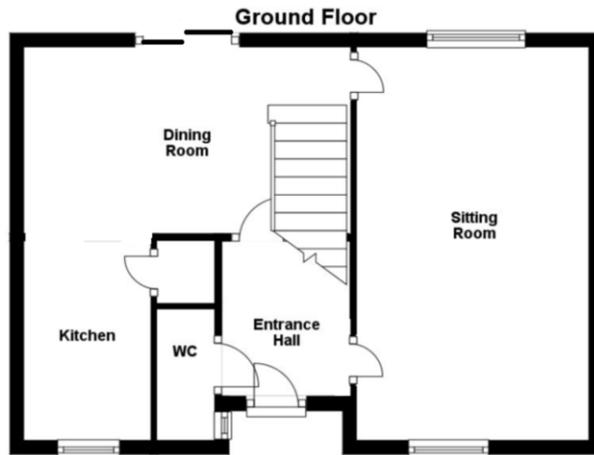
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.

4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.

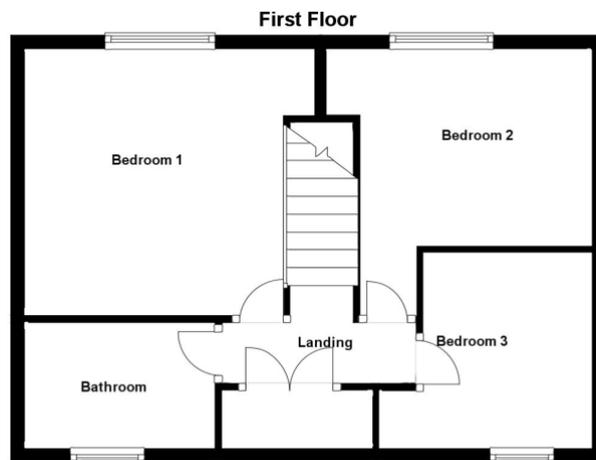
VIEWINGS

Strictly by appointment with the Agents.



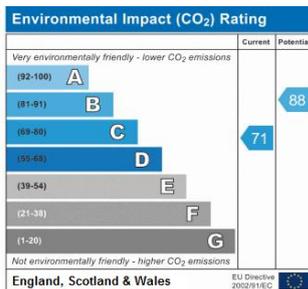
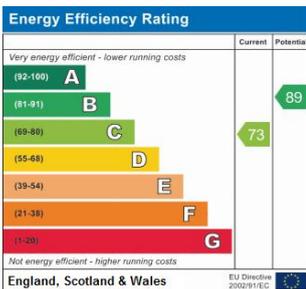


Not to scale, for guidance purposes only



Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: B

Special Notes

- As the seller's agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.