



Stanton Place, Haverhill, CB9 0HU

CHEFFINS

Stanton Place

Haverhill,
CB9 0HU

Offered for sale with no onward chain is a well presented three bedroom terraced property overlooking a pleasant green space and situated within a highly desirable residential area, close to local schools and other amenities. The property benefits from a generous lounge/dining room, fitted kitchen and ground floor wc.

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.



Guide Price £230,000





Ground Floor

Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard, door to:

WC

Window to front, fitted with two piece suite comprising wash hand basin and low-level wc, radiator.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, freestanding cooker, radiator, sliding door to garden.

Lounge/Diner

Window to front, two radiators, French double doors to garden.

First Floor

Bedroom 1

Window to rear, radiator.

Bedroom 2

Window to rear, radiator.

Bedroom 3

Window to front, radiator, door to Storage cupboard.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal

wash hand basin and low-level WC, window to front, radiator

Outside

Rear garden with paved patio area enclosed by low level trellis fencing. The remainder of the garden is laid to lawn with some established plants and bushes bordering. A pathway provides access to the rear access gate. There is also a brick built shed.

Agents Note

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

PLEASE BE AWARE PHOTOGRAPHY IS PRIOR TO CURRENT TENANCY.

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.



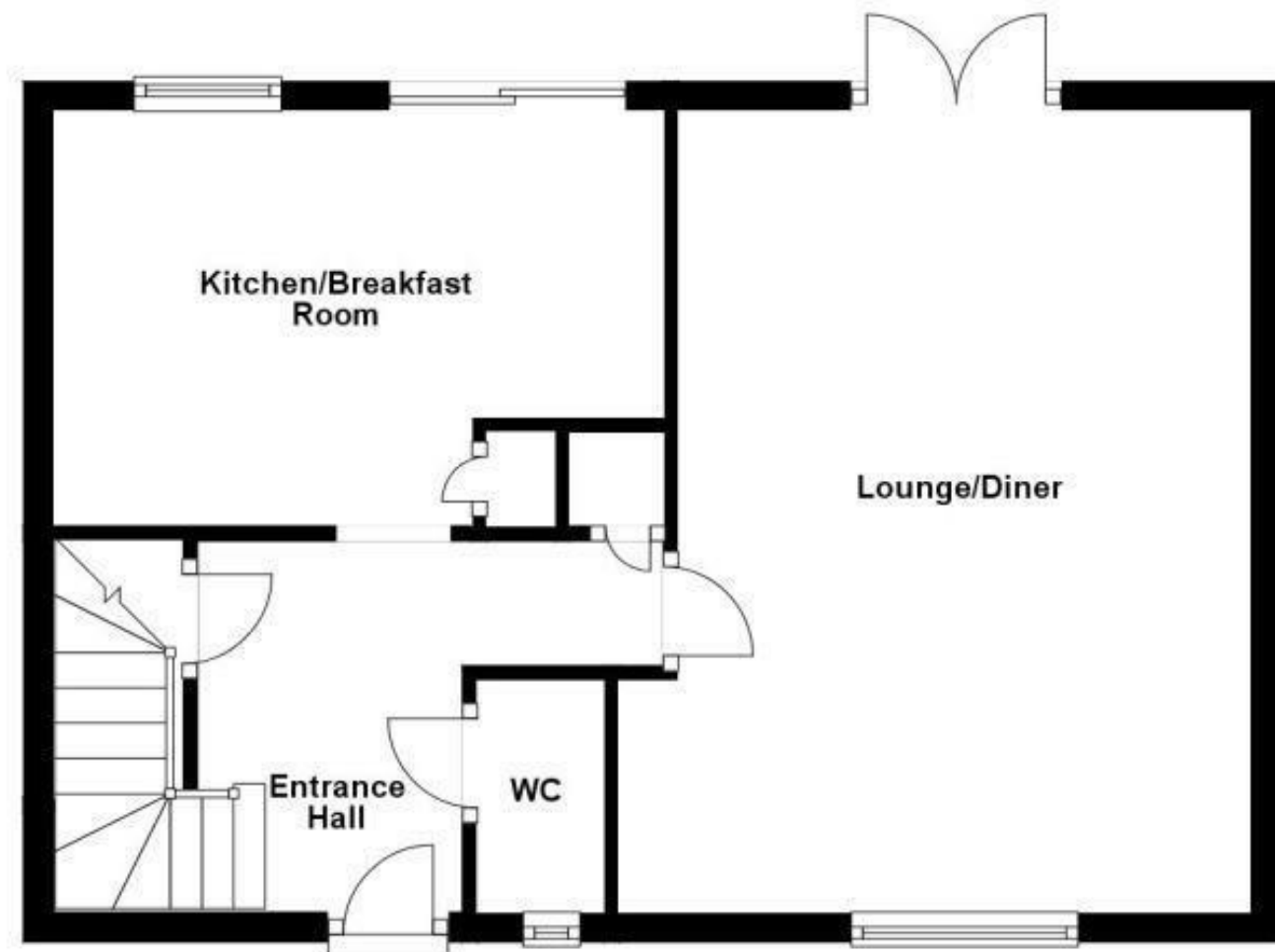
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £230,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk



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>.

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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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