



Tudor Close, Haverhill, CB9 8NS

CHEFFINS

Tudor Close

Haverhill,
CB9 8NS

A spacious three bedroom townhouse close to the town centre and local amenities, tucked in a quiet cul-de-sac position. Offering two reception rooms, ensuite to master bedroom, utility area, garage and driveway. (EPC Rating TBC)

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, gymnasium, 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.

3 1 2

Guide Price £300,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, door to:

LIVING ROOM

Window to front, two radiators, understairs storage cupboard, door to:

KITCHEN/DINING ROOM

Fitted with matching base and eye level units with worktop over, double eye level oven, electric hob with extractor over, space and plumbing for dishwasher, stainless steel sink with mixer tap, integrated fridge/freezer, breakfast bar, double doors to conservatory, open to:

UTILITY AREA

Space and plumbing for washing machine, door to:

WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator.

CONSERVATORY

UPVC construction, French doors to rear garden, door to garage.

FIRST FLOOR

LANDING

Storage cupboard, stairs to second floor, doors to:

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, obscure window.

SECOND FLOOR

BEDROOM ONE

Window to front, radiator, vaulted ceilings, loft access, dressing area with a fitted sliding door wardrobes, door to:

ENSUITE

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, velux window, heated towel rail.

GARDEN

Immediate patio area for seating with steps up to the remainder of the garden which is laid lawn. Enclosed by timber fencing.

GARAGE AND DRIVEWAY

Single garage with up and over door, power and lighting connected. Personal door into conservatory. Driveway provides off road parking for one vehicle.

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 plus) A		
(81-91) B		
(69-80) C		
(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 £300,000

Tenure – Freehold

Council Tax Band – C

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>.

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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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Approximate Gross Internal Area 1304 sq ft - 121 sq m (Excluding Garage)

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 407 sq ft – 38 sq m

Second Floor Area 346 sq ft – 32 sq m

Garage Area 212 sq ft – 20 sq m

