



Shipp Close, Haverhill, CB9 7LN

CHEFFINS

Shipp Close

Little Wratting, Haverhill,
CB9 7LN

A very well presented two bedroom mid terrace house, ideal for first time buyers. The property consists of a modern open plan kitchen and living room, family bathroom and downstairs WC. Outside the property is an enclosed rear garden, laid to lawn with patio, with off road parking for one vehicle to the front. (EPC Rating B)

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.

2 2 1

Guide Price £225,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, door to:

OPEN PLAN LIVING

Window to front, French doors to rear garden, two radiators, door to wc. The kitchen has fitted base and eye level units with worktop over and a breakfast bar, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink with mixer tap, electric oven, four ring gas hob with extractor over.

OUTSIDE

Immediate paved patio area with a pathway to the rear access gate. The remainder of the garden being laid to lawn. All enclosed by timber fencing.

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.



WC

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

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

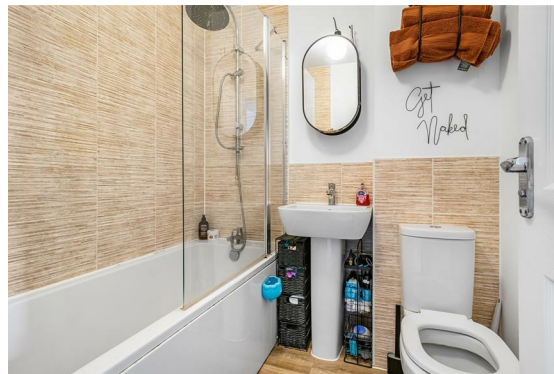
Window to rear, radiator.

BEDROOM TWO

Two windows to front, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B	83	
(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 £225,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

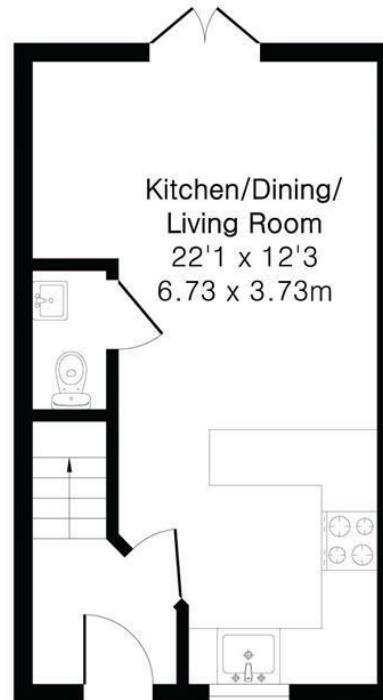


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

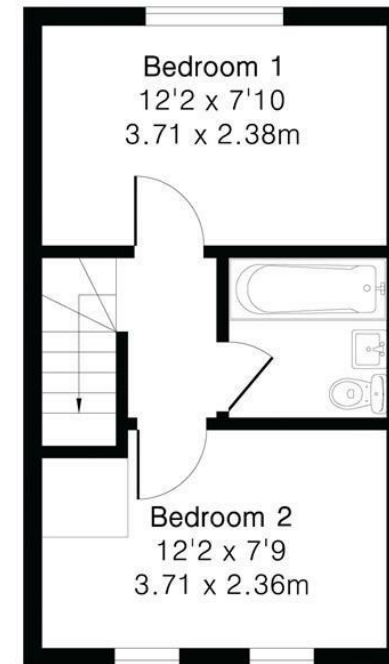
Approximate Gross Internal Area 540 sq ft - 50 sq m

Ground Floor Area 270 sq ft – 25 sq m

First Floor Area 270 sq ft – 25 sq m



Ground Floor



First Floor

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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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