



JAMIE WARNER  
— ESTATE AGENTS —



## 8 Chase Close, Haverhill, CB9 0EF

Offers Over £320,000

- Two Bedrooms With Fitted Wardrobes
- Bathroom With Double Shower Cubicle
- Garage & Driveway
- Popular Boyton Hall Development
- Sitting Room Overlooking Rear Garden
- Solar Panels
- Generous Rear Extension
- Generous Kitchen/Dining Room
- West Facing Garden
- No Onward Chain

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## 8 Chase Close, Haverhill CB9 0EF

Introducing a charming and extended two-bedroom bungalow situated in the sought-after Boyton Hall area. This property boasts a roomy sitting room, a large kitchen dining area, and bedrooms with fitted wardrobes. An attractive bathroom with a corner bath and separate shower enclosure is also a feature, as well as solar panels providing extra benefits. The interior has been beautifully decorated, complementing the west-facing rear garden, a single garage, and a spacious driveway that offers ample off-road parking.



Council Tax Band: C



## 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 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.

## Entrance Hall

Radiator, door to Storage cupboard, double door to Sitting Room, double door to Kitchen/Dining Room, built-in airing cupboard.

## Sitting Room

17'9" x 10'5"

Window to rear, radiator, wall mounted feature fire place with timber surround.

## Kitchen/Dining Room

20'10" x 13'11"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, fitted eye level electric double oven, built-in four ring gas hob with extractor hood over, wooden flooring to the dining area and tiled flooring within the kitchen. Wall mounted gas boiler serving heating system and domestic hot water, patio doors leading to the rear garden.

## Bedroom 1

12'0" x 13'11"

Window to front, fitted wardrobes with sliding doors.

## Bedroom 2

10'8" x 10'5"

Window to front, fitted wardrobes with sliding doors. radiator.

## Bathroom

Fitted with a three piece suite comprising a corner bath, pedestal wash hand basin, tiled double shower enclosure with fitted power shower over and glass screen, low-level WC, heated towel rail, window to rear, tiled flooring.

## Outside

A well designed west-facing rear garden with a generous paved patio that is perfect for relaxing outdoors, enclosed by attractive wrought iron railings. The main garden boasts a pleasant lawn with a beautiful array of mature flower and shrub display beds. A delightful corner patio covered by a timber pergola adds to the appeal. This garden also has a personal

door that leads to a single garage and a separate brick built shed. The front garden, is enclosed by a low brick wall and has been laid with shingle a pathway leads to the entrance door.

### Solar Panels

The vendor had the solar panels when the highest feed in tariff was still being offered by energy providers and this contract is transferable to the new owners on completion. The vendor is in the process of obtaining confirmation of the last payment received. TBC.

### Viewings

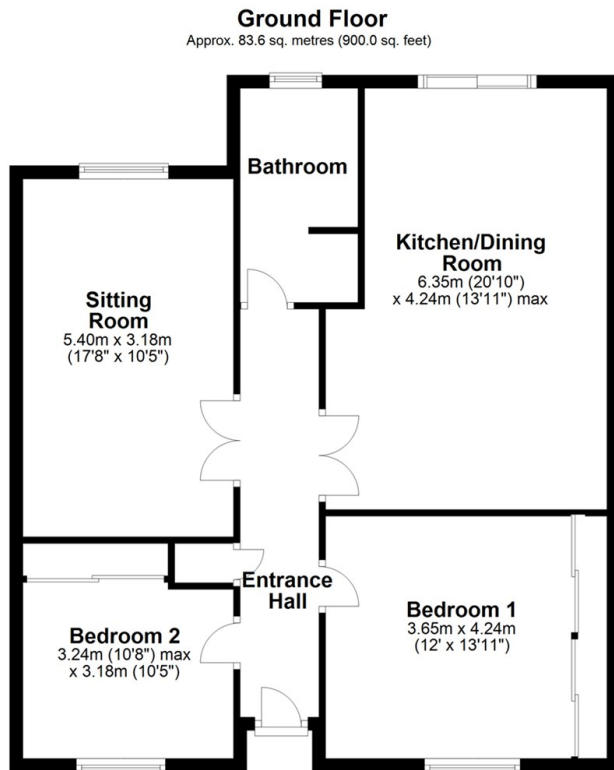
By appointment with the agents.

### Special Notes

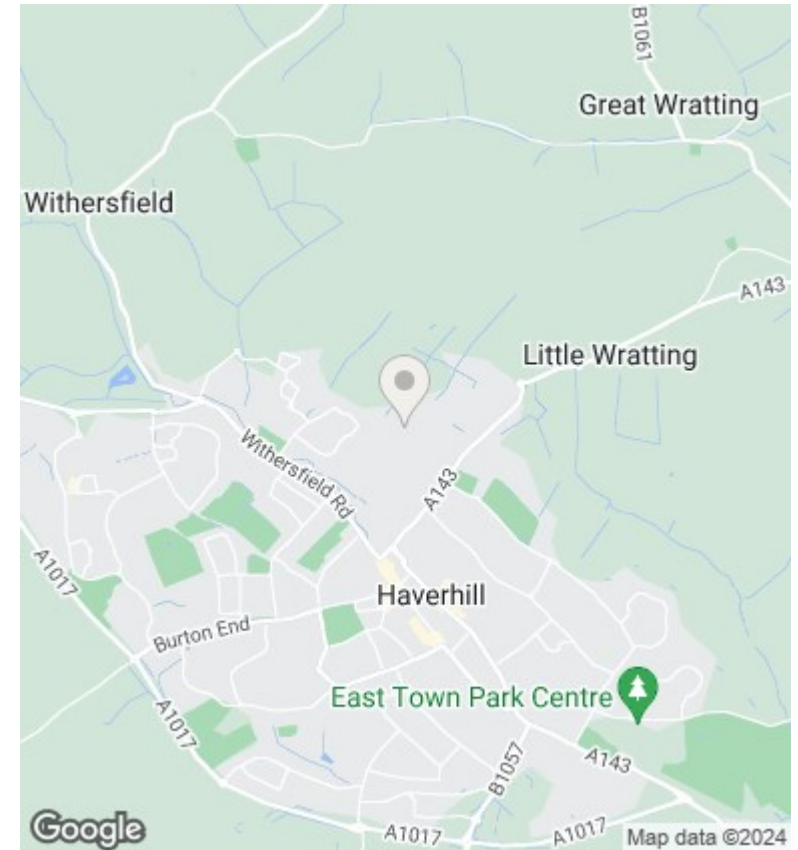
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.







Total area: approx. 83.6 sq. metres (900.0 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	