JAMIE WARNER
ESTATE AGENTS

6 Wellington Terrace, Haverhill, CB9 8HZ

£210,000

- THREE BEDROOM TERRACED HOME
- GROUND FLOOR WC AND SEPARATE UTILITY ROOM
- GAS CENTRAL HEATING
- SPACIOUS SITTING ROOM
- SOUTH FACING REAR GARDEN
- DOUBLE GLAZING
- FITTED KITCHEN WITH GARDEN ACCESS
- BATHROOM & SEPARATE WC
- OFFERED WITH NO ONWARD CHAIN

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SPACIOUS THREE BEDROOM HOME WITH LARGE SOUTH FACING GARDEN AND NO ONWARD CHAIN

A well-proportioned three bedroom terraced home situated within a popular residential development, benefiting from a recently added ground floor WC and one of the largest gardens on the estate. The property offers generous living space throughout including a bright sitting room, fitted kitchen, and utility area, together with three good-sized bedrooms and bathroom on the first floor. The south facing rear garden provides excellent outdoor space, perfect for families or entertaining, and the property is offered for sale with no onward chain.

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Council Tax Band: B

Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

GROUND FLOOR

ENTRANCE HALL
Radiator, stairs rising to the first floor, door to:

SITTING ROOM – 4.87m (16') x 3.96m (13')
A bright and spacious reception room featuring a window overlooking the rear garden, gas fireplace with back boiler, and radiator. Door to:

KITCHEN – 3.96m (13') x 2.95m (9'8")
Fitted with a range of base and eye level units with rounded-edge worktops, stainless steel sink unit, plumbing for washing machine, and space for fridge and cooker. Window to front, radiator, and tilt-and-slide patio doors opening to the garden. Door to:

WC
Fitted with a two-piece suite comprising a corner wall-mounted wash hand basin with mixer tap and low-level WC, tiled splashbacks, radiator, and wooden flooring. Door to:

UTILITY ROOM – 1.83m (6') x 1.68m (5'6")
Fitted eye-level cupboards with space for freezer, tumble dryer. Wooden flooring, door to leading to the front garden.

FIRST FLOOR

LANDING
Window to front, doors to:

BEDROOM ONE – 3.96m (13') x 3.00m (9'10")
Window to rear.

BEDROOM TWO – 3.96m (13') x 2.57m (8'5")
Window to rear.

BEDROOM THREE – 3.96m (13') x 2.13m (7')
Window to rear.

BATHROOM
Fitted with a two-piece suite comprising a panelled bath and pedestal wash hand basin, tiled splashbacks, window to front, radiator.

WC
Window to front, fitted with low-level WC and tiled splashbacks.

OUTSIDE

To the front of the property is a paved garden enclosed by a low picket-style fence, providing an attractive and easy-to-maintain entrance.

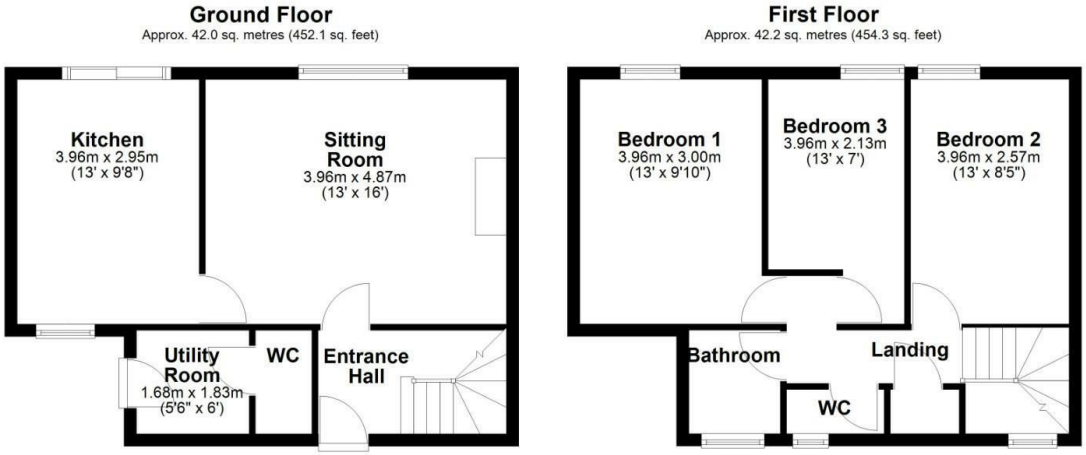
The rear garden is south facing and is one of the largest on the development. It enjoys a good degree of privacy and features a tiered layout retained by railway sleepers, with the lower section laid to lawn and the upper area laid with shingle, ideal for outdoor seating or entertaining. Steps to the side provide access between the levels, and the garden is enclosed by timber fencing with a useful timber shed, gated rear access, and ample space for planting and pots.

Viewings
By appointment with the agents.

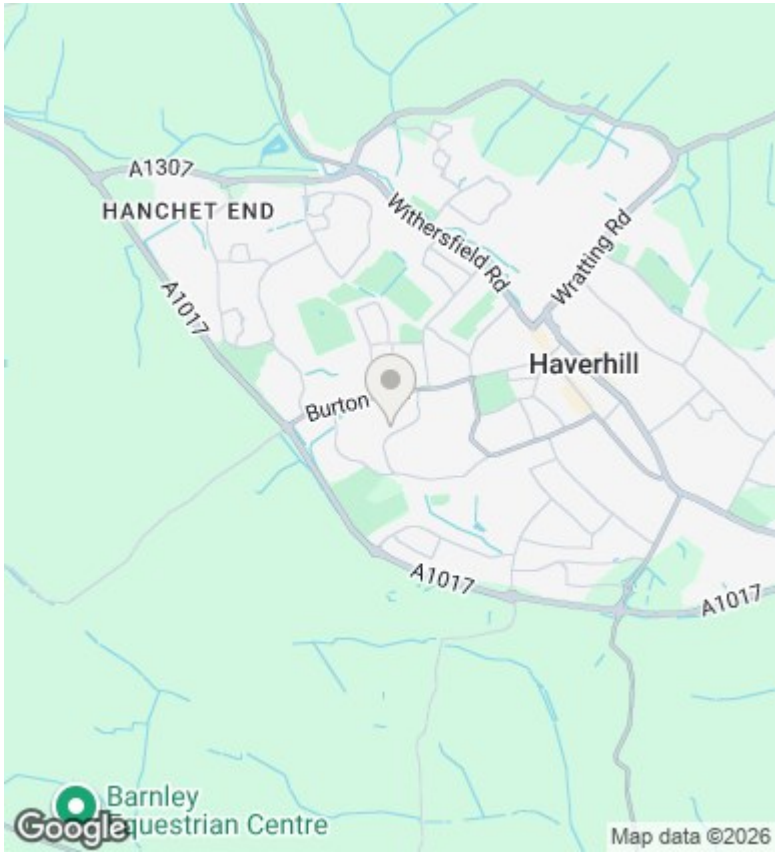
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 84.2 sq. metres (906.4 sq. feet)



Viewings

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

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