JAMIE WARNER
ESTATE AGENTS

25 Western Avenue, Haverhill, CB9 9HZ

Guide Price £245,000

- Two Double Bedrooms
- Shower Room
- Nicely Decorated Throughout
- Sitting/Dining Room
- Generous Rear Garden (Excess of 60ft)
- Off-Road Parking
- Modern Kitchen & Utility
- Potential For Extension (STP)
- No Onward Chain

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Nestled in the charming Western Avenue of Haverhill, this semi-detached house from the 1950s boasts a delightful blend of character and modern convenience. With 1 reception room, 2 bedrooms, and 1 bathroom spread across 764 sq ft, this property offers a cosy yet spacious living environment.

One of the standout features of this property is the ample off road parking space making it ideal an ideal property for first time buyers or those looking to downsize. The generous overall plot includes a rear garden stretching over 60ft, providing a perfect setting for outdoor relaxation or entertaining.

The house is beautifully presented and decorated throughout, exuding a warm and inviting atmosphere. The potential for extending the property further adds to its appeal, allowing you to customise and expand the living space to suit your needs.

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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.

Entrance Hall

Entering through the front door into the entrance hall, you will find a window to the front, a radiator, wooden flooring, stairs leading to the first floor, and a built-in understairs cupboard.

Sitting/Dining Room

11'1" x 20'1"

The sitting/dining room is generously lit with natural light streaming in through two rear windows, offering views of the garden. It features a radiator and wooden flooring.

Kitchen

7'6" x 9'11"

Enhanced with a coordinated set of base and eye-level units featuring rounded worktops, a stainless steel sink with a single drainer and mixer tap, room for a fridge and cooker, a front window, wooden flooring, and a built-in pantry.

Utility

11'4" x 5'9"

A convenient area with plumbing for a washing machine, tiled flooring, a built-in storage cupboard, a door to the rear garden, and another at the front leading to the driveway.

Landing

Window to front, access to all first floor rooms.

Bedroom 1

14'4" x 8'6"

A spacious main bedroom featuring a rear window with garden views, a walk-in wardrobe bathed in natural light from its window, and a radiator for added comfort.

Bedroom 2

10'8" x 11'2"

Similar to the primary bedroom, bedroom 2 is a spacious double room with a window at the rear offering views of the garden. It includes a radiator and a cupboard housing the wall mounted boiler and hot water cylinder.

Wet Room

Equipped with an electric shower, a wall-mounted washbasin with tiled splashbacks, a low-level WC, and a side window.

Outside

The property boasts a remarkably spacious garden enveloping the residence, providing ample room for expansion (subject to planning permission) while maintaining generous outdoor space. The garden showcases a vast lawn

surrounded by mature flower and shrub beds, with a pathway leading to a convenient timber workshop. It is equipped with an outdoor tap and power sockets for added convenience. A gated entry on the side grants access to the front and side gardens, featuring an artificial lawn area. Both the front and side gardens are adorned with a lush lawn and enclosed by a low hedgerow, with a gated access leading to a pathway that connects to the side gate.

Off-Road Parking

The property features a driveway offering off-road parking for a couple of vehicles. The front lawned area could be used for additional parking if required.

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.

Flooring is for marketing purposes
not included

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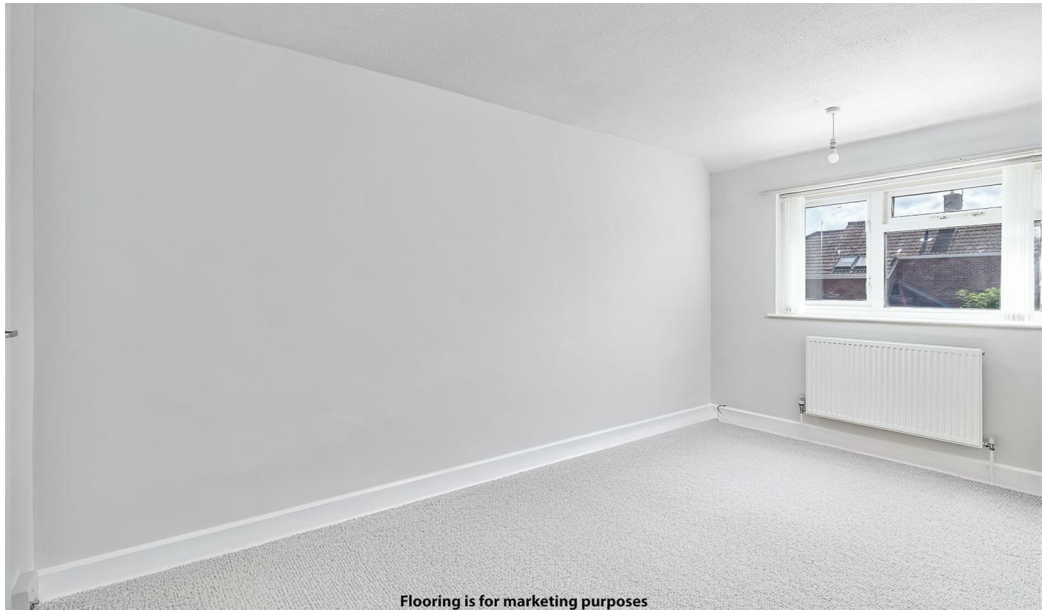
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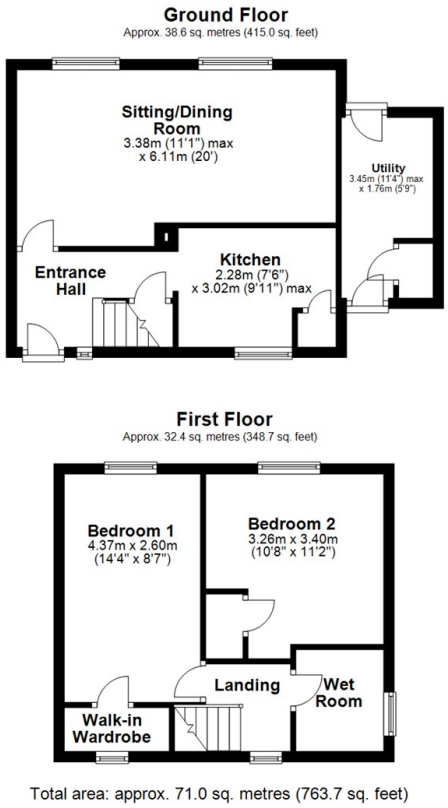
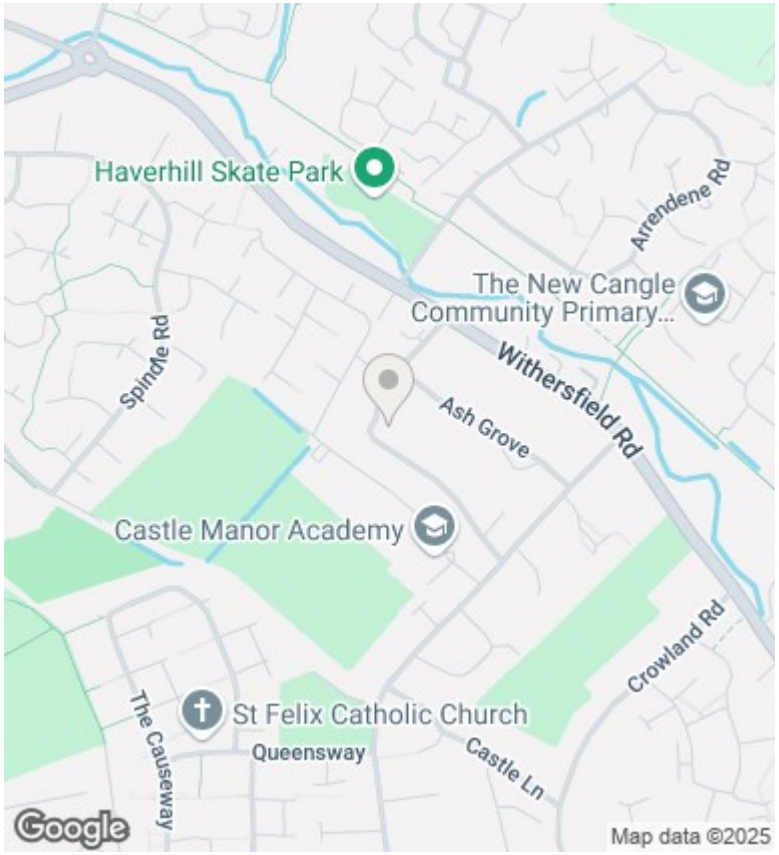


Total area: approx. 71.0 sq. metres (763.7 sq. feet)

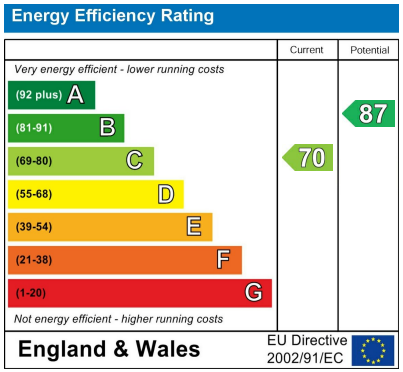


Viewings

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

Council Tax Band B

B



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