JAMIE WARNER
ESTATE AGENTS

43 Forest Glade, Haverhill, CB9 9NN

Guide Price £250,000

- Three Generous Bedrooms
- Fitted Kitchen
- low Maintenance Rear Garden
- Spacious Sitting Room
- Downstairs WC
- Cambridge Side Of Town
- Separate Dining Room
- Family Bathroom

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This three-bedroom family house offers an abundance of space and potential on the Cambridge side of town. Enjoy the generous layout featuring a spacious sitting room, a separate dining room perfect for entertaining, and a large kitchen. The convenience of a downstairs WC adds to the home's appeal, along with a pleasant rear garden. Benefitting from gas central heating and residents parking. This property is ready for you to make it your own.

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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 PORCH 5' 6" x 4' 7" (1.68m x 1.4m) Window to side, door to:

ENTRANCE HALL Stairs to first floor, radiator, under stair cupboard.

CLOAKROOM WC, wash basin.

KITCHEN 10' 5" x 8' 8" (3.2m x 2.65m) Window to rear aspect. An excellent range of base & eye level units with worktops over, inset sink & drainer. Electric oven, four ring induction hob, extractor hood over. Space & plumbing for washing machine, dishwasher & fridge/freezer. Wall mounted Gloworm boiler, door to:

DINING ROOM 10' 5" x 7' 8" (3.18m x 2.36m) Patio door to rear, radiator, door to:

LOUNGE 15' 8" x 10' 9" (4.8m x 3.3m) Window to front, radiator.

LANDING Loft access, airing cupboard, door to:

BATHROOM 6' 5" x 5' 10" (1.97m x 1.8m) Window to rear, suite comprising bath with shower over, WC, wash basin, radiator.

BEDROOM ONE 10' 9" x 10' 5" (3.3m x 3.2m) Window to rear, radiator.

BEDROOM TWO 11' 4" x 7' 11" (3.46m x 2.43m) Window to front, radiator.

BEDROOM THREE 8' 8" x 8' 0" (2.65m x 2.46m) Window to front, radiator.

OUTSIDE To the front of the property is a communal parking area on a first come, first served basis. A large patio area leads to the front door. The rear garden is low maintenance, enclosed by fencing, mainly paved.

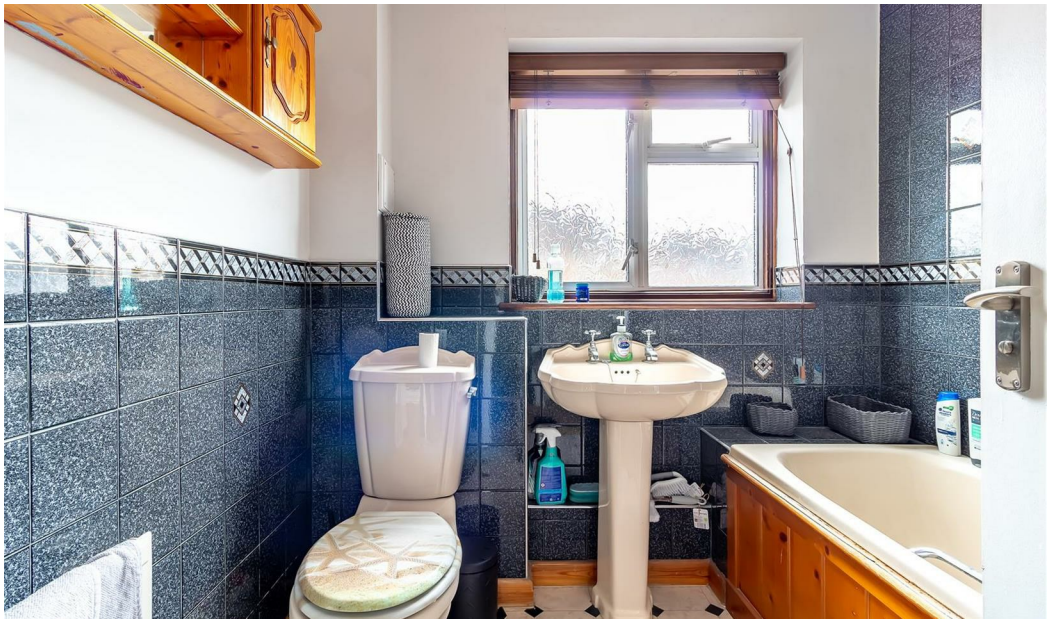
SERVICE CHARGES We have been advised by the current owners that there is a service charge payable of approx. £200 per annum.

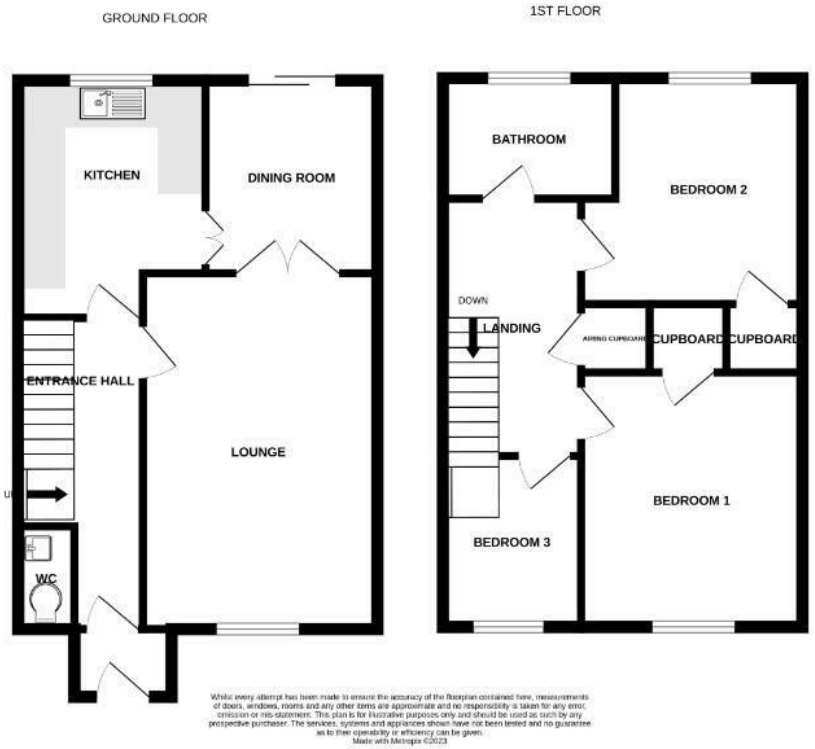
Viewings
By appointment with the agents.

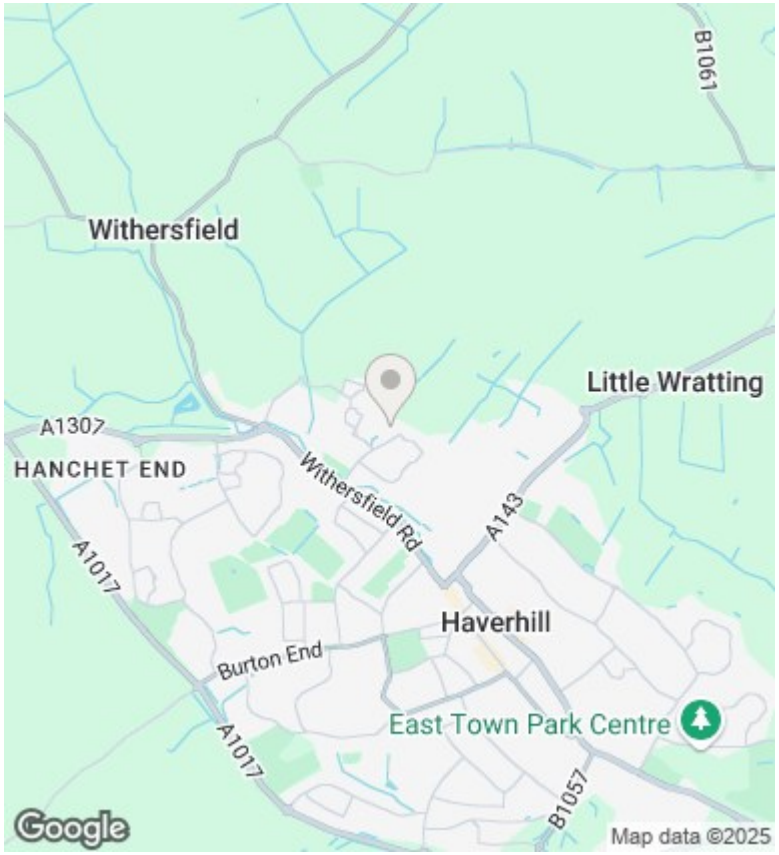
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.







Viewings

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

Council Tax Band B

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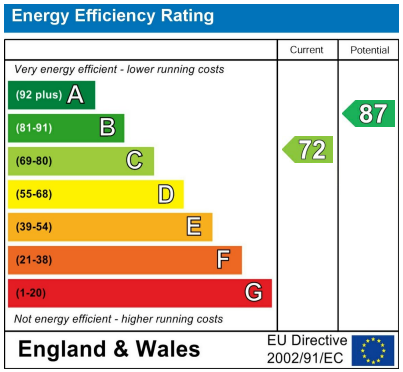

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