



JAMIE WARNER  
— ESTATE AGENTS —



## 11a Crowland Road, Haverhill, CB9 9LE

Guide Price £159,950

- Unique one-bedroom bungalow
- Attractive kitchenette
- Private courtyard garden
- Secluded and convenient location
- Gas central heating
- Ideal for investors/first-time buyers
- Open-plan living space
- Double glazing
- Great option for downsizers

## 11a Crowland Road, Haverhill CB9 9LE

Take advantage of this unique and rare opportunity to acquire a charming one-bedroom link detached bungalow. Tucked away in a secluded location, this property is conveniently situated within walking distance of the town centre. Inside, you'll find an inviting open-plan living space with an attractive kitchenette. Additional features include gas central heating, double glazing, and a private courtyard garden. Perfect for investors seeking a rental property or first-time buyers taking their first step onto the property ladder. It's also an excellent option for downsizers who may find the prices of two-bedroom bungalows overwhelming. Don't miss out on this fantastic opportunity! No onward chain.



Council Tax Band: A



### 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 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, 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.

### Living Area

13'11" x 15'3"

This lovely living area features a window to the side and a window to the front, allowing plenty of natural light to fill the space. The room is equipped with a radiator and has beautiful wooden flooring. The kitchen area is thoughtfully designed, boasting matching base units with round-edged worktops. There is a stainless steel sink unit with a single drainer and a mixer tap. The area also includes plumbing for a washing machine and space for a fridge/freezer. Additionally, there is a wall-mounted gas combination boiler that serves the heating system and provides domestic hot water.

### Hallway

The hallway features a window to the side, a radiator, wooden flooring, and access to the bedroom and bathroom.

### Bedroom

6'7" x 12'0"

The Bedroom features include a radiator, French double doors leading to the garden, and a convenient built-in cupboard.

### Bathroom

This bathroom comes complete with a three-piece suite, including a panelled bath with a shower attachment and mixer tap, a pedestal wash hand basin, and a low-level WC. With tiled splashbacks, a window to the side, and a radiator.

### Outside

The property boasts a courtyard garden, mostly laid with shingle and a small patio conveniently accessible from the bedroom. The courtyard extends on both sides of the bungalow, and one side features a gate leading to the front. The front garden is also laid with shingle and a pathway that leads you to the entrance door.

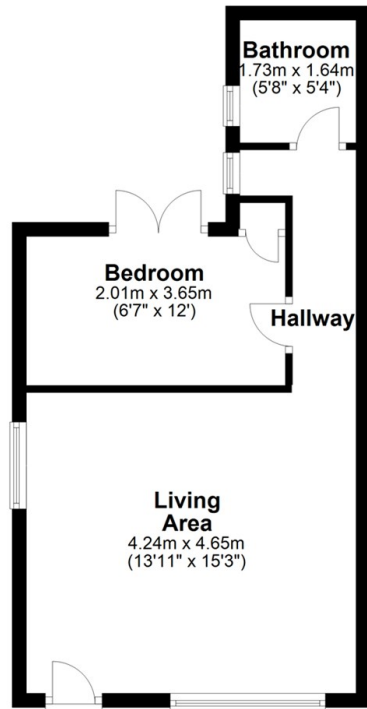
### Viewings

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.

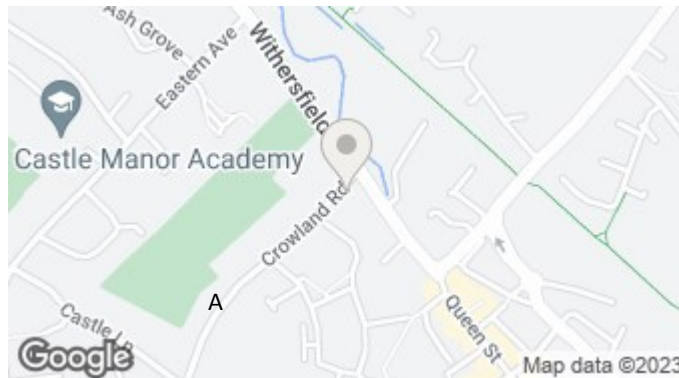
**Ground Floor**  
Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 34.6 sq. metres (372.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewings**

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

**Council Tax Band A**