JAMIE WARNER
– ESTATE AGENTS –

1 Western Avenue, Haverhill, CB9 9HJ

Guide Price £257,500

- Three Generous Bedrooms
- Double Glazing & Gas Central Heating
- Cambridge Side Of Town
- Spacious Sitting / Dining Room
- Non-Estate Location
- No Onward Chain
- Fitted Kitchen
- Large Garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

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Discover this charming property featuring three generous bedrooms, a spacious sitting/dining room, and an attractive kitchen. Situated on a large corner plot garden on the desirable Cambridge side of town, it offers double glazing and gas radiator heating. Located in a popular non-estate area, this home is perfect for a growing family.

3 1 1 D

Council Tax Band: C

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

The entrance hall boasts a radiator, wooden flooring, and a built-in cupboard hosting a wall-mounted gas boiler for heating and hot water. Stairs ascend to the first floor, with a door to the sitting room and another to the kitchen.

Kitchen

11'4" x 7'9"

The kitchen features a coordinated array of base and eye-level units with rounded worktops, including an integrated fridge/freezer and plumbing for a washing machine. It boasts a fitted eye-level gas double oven and a built-in four-ring gas hob. The room is illuminated by windows to the rear and side, alongside a convenient storage cupboard. It offers a doorway leading to the sitting room and a further door to:

Lobby

A secondary lobby with a door leading to the garden.

Sitting Room

19'8" x 12'7"

A generously sized room with dual aspects, offering a view through the front window and access to the rear garden via patio doors. It boasts a charming fireplace with a timber surround, two radiators, and wooden flooring.

Landing

Window to side.

Bedroom 1

10'0" x 15'9"

The spacious double bedroom features a front-facing window, radiator and wooden flooring.

Bedroom 2

9'8" x 12'7"

Bedroom 2 is another spacious double bedroom with a rear window overlooking the garden, complete with a radiator and a built-in cupboard.

Bedroom 3

5'5" x 7'7"

A spacious single bedroom featuring a front-facing window, radiator, wooden flooring, and a built-in cupboard.

Bathroom

A recently updated suite includes a panelled bath with a shower attachment, a mixer tap, a glass screen, a vanity wash hand basin with a mixer tap, tiled splashbacks, a heated towel rail and a window to the rear.

Outside

The property enjoys a generous with the main garden being laid to lawn and enclosed by high hedgerows. There is a brick-built shed measuring 2.65m x 2.3m and a further timber workshop measuring 3.7m x 3m.

Viewings

By appointment with the agents.

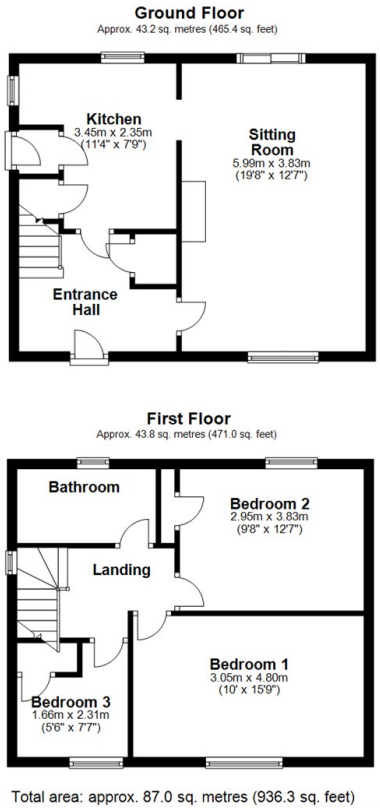
Special Notes

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

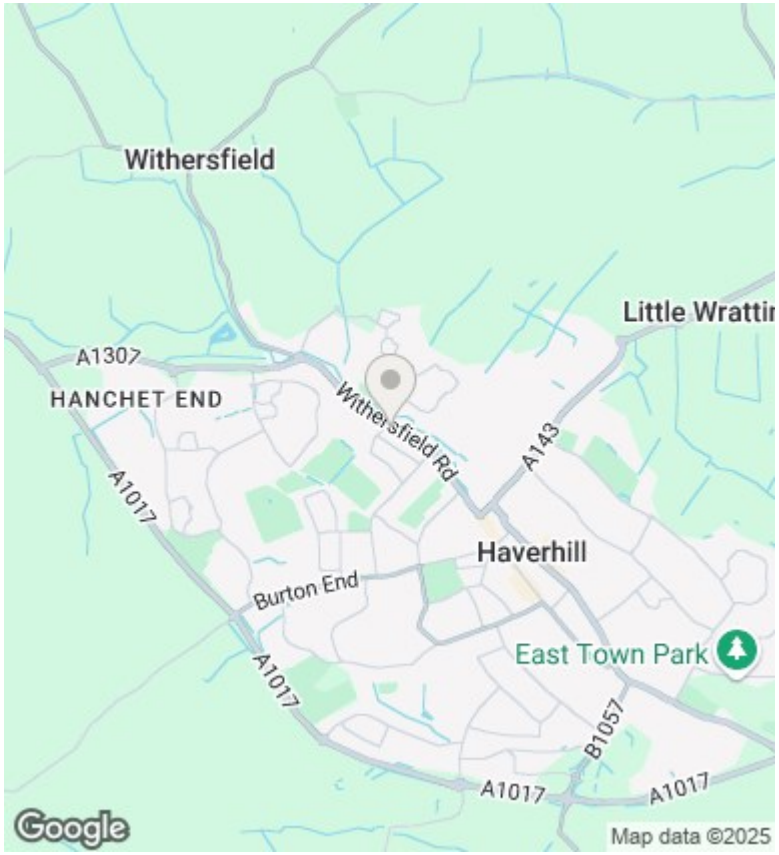
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

DREAM



Total area: approx. 87.0 sq. metres (936.3 sq. feet)

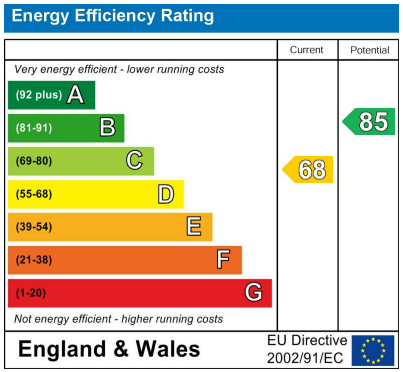


Viewings

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

Council Tax Band

B



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