



JAMIE WARNER
— ESTATE AGENTS —



113 Ruffles Road, Haverhill, CB9 0JY

Guide Price £235,000

- Spacious modern property
- Modern kitchen and bathroom
- Allocated parking
- Recently refurbished throughout
- Convenient downstairs WC
- Walking distance to town
- Two double bedrooms
- Private rear garden
- Double glazing & gas heating

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This spacious modern property has recently been refurbished throughout. It boasts the rare benefit of two double bedrooms, a lovely modern kitchen and bathroom suite, as well as a convenient downstairs WC. Moreover, the property features a private rear garden and allocated parking. Situated within walking distance of the town and other local amenities, this property is perfect for first-time buyers or those looking to downsize.



Council Tax Band: B



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.

Hall

Entrance Hall:

The entrance hall features an entrance door, a radiator, and a built-in storage cupboard. It provides easy access to the kitchen and has doors leading to the WC and the sitting/dining room.

WC

The WC features a window to the front and is equipped with a two-piece suite, including a vanity wash hand basin with mixer tap and tiled splashbacks, as well as a low-level WC. There is also a radiator in the room.

Kitchen

9'4" x 6'6"

Beautifully re-fitted with a sleek and stylish range of white gloss shaker-style base and eye-level units. The round-edged worktops perfectly complement the design. The kitchen also features a ceramic sink unit with a modern mixer tap and tiled splashbacks. Plumbing for a washing machine and dishwasher is conveniently located, and there is ample space for a fridge/freezer. You'll find a fitted electric

fan-assisted oven and a built-in four-ring induction hob, complete with an extractor hood. The kitchen is well-lit with a window to the front, inviting in natural light.

Sitting/Dining Room

14'6" x 13'2"

This generous room features two radiators and stairs leading to the first floor. It is enhanced by patio doors that open up to the beautiful garden. Perfect for relaxing and entertaining.

Landing

This area provides access to all bedrooms and the bathroom. Additionally, there is convenient loft access available.

Bedroom 1

10'10" x 10'11"

This lovely room features a rear-facing window with a pleasant view of the garden. It is equipped with an air conditioning unit and a radiator. The fitted triple wardrobes provide ample storage space, while the built-in cupboard houses a floor-mounted combination boiler that serves both the heating system and domestic hot water.

Bedroom 2

8'8" x 13'2"

Another double bedroom that boasts two windows at the front, flooding the space with abundant natural light. It is also equipped with a radiator.

Bathroom

Recently renovated, this splendid bathroom offers a three-piece suite that features a panelled bath with an independent power shower, a mixer tap, and a glass screen. The vanity wash hand basin is equipped with a mixer tap and tiled splashbacks, while the low-level WC and heated towel rail complete the overall appeal of this beautiful space.

Outside

The property's rear garden features a delightful paved patio, seamlessly connected to the sitting/dining room. It provides a lovely spot for seating and relaxation. The main garden area boasts a beautifully maintained lawn, complemented by a timber shed located at the head of the garden. Surrounding the entire garden is a timber fence, ensuring privacy and security. Beyond the fence, a gated access opens to a pathway leading to the allocated parking. The front garden is adorned with attractive slate chippings, and steps guide you to the entrance door.

Viewings

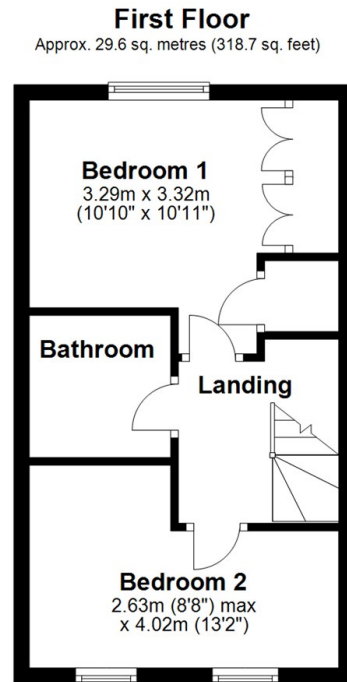
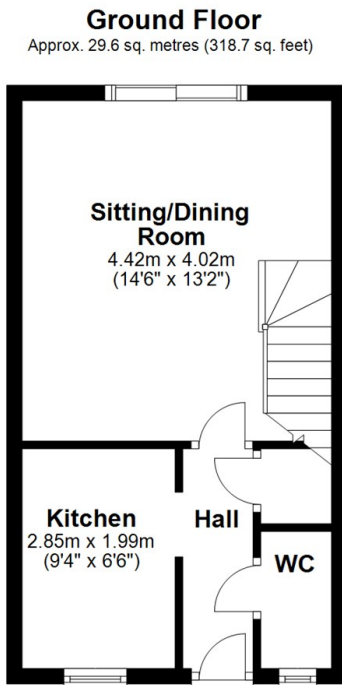
By appointment with the agents.

Special Notes

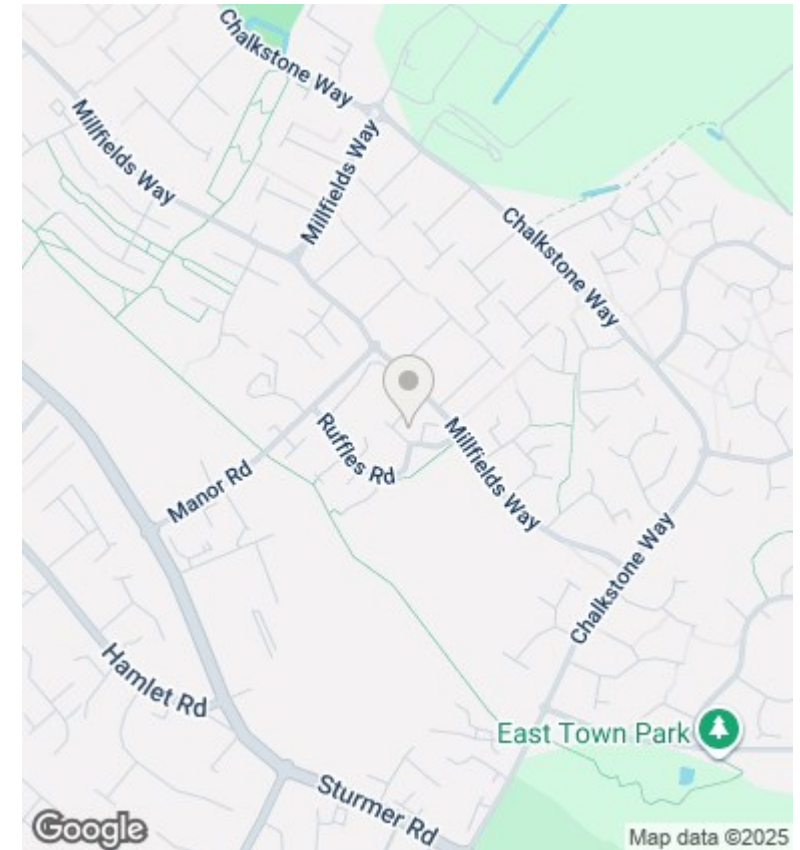
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.







Total area: approx. 59.2 sq. metres (637.3 sq. feet)



Viewings

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

Council Tax Band B

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	