



## Howe Road, Haverhill

Guide Price £338,000

- Four Bedrooms
- Conservatory
- Generous West Facing Garden
- Gas Radiator Heating
- Two Reception Rooms
- Family Bathroom & Downstairs WC
- No Onward Chain
- Good Sized Kitchen
- Pleasant Position Next To Green
- Double Glazing

## 30 Howe Road, Haverhill CB9 9NJ

This spacious 4-bedroom property is perfectly located on the edge of the Arrendene development, next to a pleasant green. You can enjoy all the benefits of living in a beautiful, established community with no onward chain.

Inside this home you will find a bright kitchen as well as an inviting sitting room and separate dining room perfect for entertaining friends and family. The conservatory offers additional living space that overlooks the large west facing garden - which provides an ideal spot to relax or entertain. There is also the benefit of a single garage.



Council Tax Band: D



## 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.

## Entrance Hall

Radiator, stairs to first floor, built-in under-stairs storage cupboard, door to:

## Dining Room

7'7" x 11'5"

Radiator, patio doors to conservatory, door to kitchen.

## WC

Window to front, fitted with a two piece suite comprising a vanity wash hand basin with tiled splashbacks and low-level WC, radiator.

## Sitting Room

15'1" x 11'5"

Bay window to front, radiator, archway to:

## Conservatory

Half brick and uPVC double glazed construction with pitched double glazed roof, power and lights connected, radiator, french doors to garden.

## Kitchen

9'7" x 10'2"

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with single drainer, plumbing for washing machine and dishwasher, space for fridge, fitted eye level electric double oven, built-in four ring gas hob with pull out extractor hood over, window to rear, radiator, door to to rear garden.

## Landing

Window to side, door to airing cupboard housing the hot water cylinder.

## Bedroom 1

9'7" x 11'5"

Window to rear, radiator.

## Bedroom 2

9'7" x 10'2"

Window to rear, radiator.

## Bedroom 3

6'11" x 11'5"

Window to front, radiator.

## Bedroom 4

6'11" x 10'2"

Window to front, radiator.

## Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over and glass screen, vanity wash hand basin with mixer tap and tiled splashbacks and low-level WC, heated towel rail, window to side, door to:

### Outside

The property enjoys a generous west facing rear garden which is mainly laid to lawn. A paved patio lies immediately from the house and further, larger patio runs along side the house to the north boundary. There is a personal door into the single and the garden is enclosed by timber fencing. The front of the property is planted with mature shrubs and we understand from the vendor that part of the lawn area across the shared access also belongs to the property.

### Garage & Drive

A single attached garage with up and over door, power and light connected, roof storage space, wall mounted gas fired boiler. A drive to the front of the garage provides parking.

### Viewings

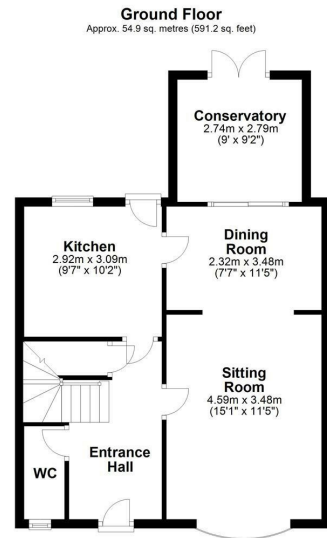
By appointment with the agents.

### Special Notes

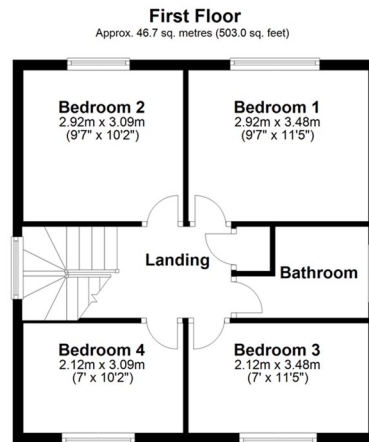
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 101.7 sq. metres (1094.2 sq. feet)



## Viewings

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

## Council Tax Band D

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>85</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</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  |

B

