



JAMIE WARNER
— ESTATE AGENTS —



16 Montfort Court, Haverhill, CB9 8HH

Guide Price £215,000

- Three Bedrooms
- Front & Rear Garden
- Close To the Recreation Ground
- Attractive Kitchen/Dining Room
- Utility Room
- Conservatory
- Lovely Sitting Room
- Bathroom & Separate WC
- Recent Roof & Boiler Replacement

16 Montfort Court, Haverhill CB9 8HH

An enhanced and tastefully decorated three-bedroom family home situated right on the edge of the Clements development. The property features an appealing kitchen/dining room, conservatory, utility room, and delightful front and rear gardens.



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 Hall

A welcoming space featuring a window facing the front, equipped with a radiator for warmth. A staircase leads to the first floor, adjacent to a doorway leading into the home.

Sitting Room

15'8" x 42'7"

Features a window at the rear with a garden view, complemented by a radiator, elegant wooden floors, and a doorway leading to the kitchen/dining area.

Kitchen/Dining Room

12'5" x 9'9"

Fitted with a matching range of base and eye level units with round edged worktops, matching island unit with cupboards under, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for cooker, window to front, wooden tiled, there is a door leading to the utility room, patio doors lead into the conservatory

Conservatory

Constructed from half brick and uPVC with a double-glazed polycarbonate roof. It features a ceiling fan and light, a radiator for warmth, elegant tiled flooring, and French doors that open out to the garden.

Utility Room

9'5" x 5'5"

This room offers ample space for a fridge/freezer and tumble dryer, and features a radiator and tiled flooring. A double-glazed door provides access to the front of the property.

Landing

Features two storage cupboards and access to the loft.

Bedroom 1

12'5" x 10'9"

A spacious double bedroom featuring a window at the rear that overlooks the garden, complete with a radiator for added comfort.

Bedroom 2

13'0" x 8'5"

Like the first, the second bedroom is a spacious double, featuring a window with a view of the garden at the rear, complemented by a radiator.

Bedroom 3

10'0" x 6'10"

Offers ample space as a single bedroom, featuring a window that overlooks the rear and is equipped with a radiator.

Bathroom

Equipped with a two-piece suite that includes a panelled bath and a vanity wash hand basin, complemented by a mixer tap and tiled splashbacks. A window to the front allows for natural light, while a radiator ensures comfort. The floor is beautifully tiled, enhancing the room's overall aesthetic.

WC

Features a window facing the front, equipped with a low-level WC, complemented by tiled splashbacks and flooring.

Outside

The back garden features a paved area extending from the conservatory, offering a delightful spot for relaxation and outdoor dining. Beyond this lies the rest of the garden, which is

grassy. Enclosed by wooden fencing with a rear gate, the garden is both practical and secure. The front garden mirrors the size of the rear garden, with paving and split levels that enhance its visual appeal. This area is predominantly paved and adorned with a variety of mature shrubs and hedging.

Viewings

By appointment with the agents.

Special Notes

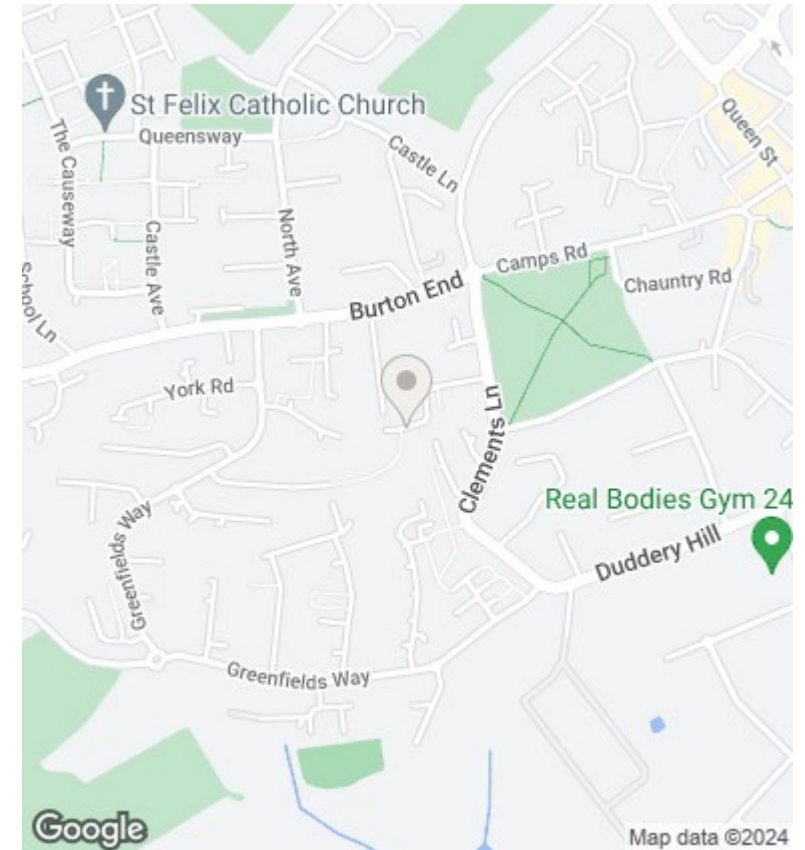
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 93.0 sq. metres (1000.9 sq. feet)



Viewings

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

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