



JAMIE WARNER
— ESTATE AGENTS —



24 Tiberius Close, Haverhill, CB9 0NP

Guide Price £295,000

- Charming 3-bedroom detached house
- Keenly priced to sell
- Convenient downstairs WC
- Located in Roman Way development
- Two spacious reception rooms
- Delightful gardens for entertaining
- Fantastic opportunity for modernisation
- Lovely kitchen/dining area
- Off-road parking, no onward chain

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

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

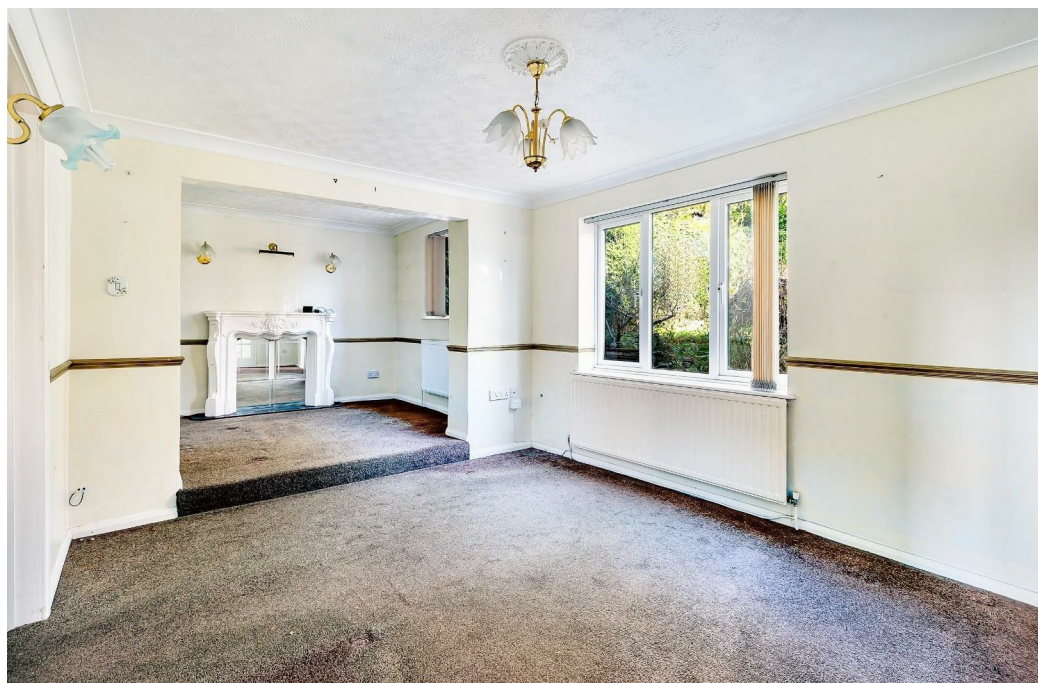
24 Tiberius Close, Haverhill CB9 0NP

Welcome to this charming 3-bedroom detached house located in the highly sought-after Roman Way development. A fantastic opportunity for modernisation, this property is keenly priced to sell.

Featuring two spacious reception rooms and a lovely kitchen/dining area, the home also offers a convenient downstairs WC. Enjoy the delightful gardens, perfect for relaxing or entertaining. With off-road parking and no onward chain, this property is an ideal investment for those looking to create their dream home.



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.

Porch

Door to:

Entrance Hall

The entrance hall features a radiator, stairs leading to the first floor, and an under-stairs cupboard.

WC

The WC features a front-facing window and includes a two-piece suite comprising a vanity wash hand basin with tiled splashbacks and a low-level WC. It also has a radiator and wooden flooring.

Sitting Room

10'6" x 13'11"

The sitting room features a rear window with views of the garden, a radiator, and an open plan design leading to the dining room.

Dining Area

9'10" x 7'8"

The dining room features a rear window with a view of the garden and includes a radiator.

Kitchen/Dining Room

16'11" x 9'2"

Equipped with a coordinated set of base and eye-level units, featuring rounded worktops, a sink with a single drainer and mixer tap, plumbing for both a washing machine and dishwasher, and space for a fridge/freezer and cooker. It includes a front-facing window, a radiator, and a patio door leading to the lean-to.

Lean-to

The lean-to is constructed from aluminum and features a door leading to the garden.

Landing

Window to front, airing cupboard, access to loft.

Bedroom 1

10'1" x 11'10"

Bedroom 1 features a window at the rear with a view of the garden, a radiator, and an archway leading to Bedroom 2.

The owners installed the archway, which can easily be removed to restore the original layout.

Bedroom 2

8'11" x 11'3"

Window at the rear with a view of the garden, and a radiator.

Bedroom 3

12'2" x 8'3"

Bedroom 3 features a front-facing window and a radiator.

Bathroom

Equipped with a three-piece suite, this includes a paneled bath with a mixer tap and glass screen, a pedestal washbasin, and a low-level WC. Featuring tiled splashbacks, a window at the front, and a radiator,

Outside

The rear garden features a lawn adorned with a variety of flowers and shrubs, complemented by mature hedges and trees. A side gate leads to the front and driveway. The front garden features a lawn complemented by mature shrubs and hedges.

Garage & Drive

A block-paved driveway offers off-road parking for two vehicles and leads to the garage. The garage has been partially converted to expand the dining room, while the front section remains useful for storage.

Viewings

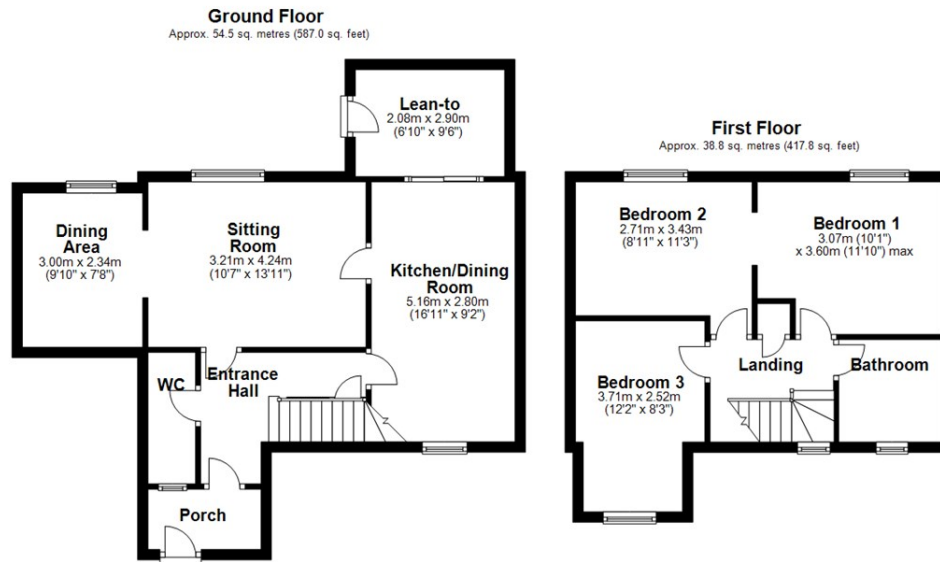
By appointment with the agents.

Special Notes

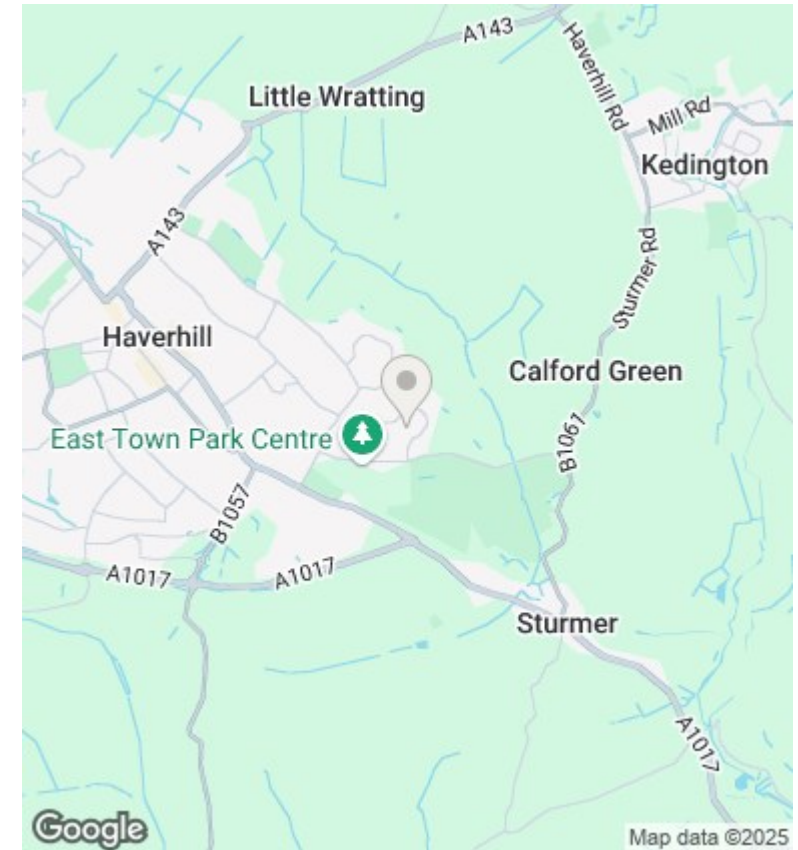
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 93.4 sq. metres (1004.9 sq. feet)



Viewings

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

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