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ESTATE AGENTS

20 White Caville, Haverhill, CB9 9QG

£247,500

- Three bedroom end terrace
- Generous sitting/dining room
- Two allocated parking spaces
- Cambridge side of Haverhill
- Separate fitted kitchen
- Approx. 704 sq ft
- No onward chain
- Enclosed rear garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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THREE BEDROOM END TERRACE HOME – NO ONWARD CHAIN

Situated on the popular Cambridge side of Haverhill, this three bedroom end terrace home offers well-proportioned accommodation arranged over two floors and is being offered for sale with no onward chain. The property features a generous sitting room with direct access onto the rear garden, fitted kitchen, three first floor bedrooms and bathroom. Outside is an enclosed rear garden with patio and decked seating areas, together with two allocated parking spaces within a residents' parking area to the rear.

3 1 1

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.

Ground Floor

Entrance Hall
A welcoming entrance hall with stairs rising to the first floor, radiator and access through to the ground floor accommodation.

Kitchen
2.62m (8'7") x 2.44m (8')
Fitted with a range of matching base and eye level units complemented by round edged work surfaces and incorporating a stainless steel sink unit with single drainer and mixer tap. Space is provided for a freestanding cooker with pull-out extractor hood over, fridge/freezer and washing machine. Window to the front aspect and radiator.

Sitting Room
4.65m (15'3") x 3.64m (11'11")
A well-proportioned reception room offering plenty of space for both relaxing and entertaining. A window and patio doors provide plenty of natural light, with the patio doors giving direct access to the rear garden. Three radiators and useful built-in under-stairs storage cupboard.

First Floor

Landing
Window to the side aspect providing natural light, together with access to the loft space and doors leading to the first floor accommodation.

Bedroom 1
3.80m (12'6") max x 2.66m (8'9")
A comfortable principal bedroom with window to the rear aspect, fitted double wardrobe providing useful storage and radiator.

Bedroom 2
3.31m (10'10") x 2.44m (8')
A well-proportioned second bedroom with window to the front aspect.

Bedroom 3
2.48m (8'1") x 1.83m (6')
A versatile third bedroom with window to the rear aspect and radiator, equally suited for use as a child's bedroom, home office or study.

Bathroom
Fitted with a suite including a bath with mixer tap and shower attachment, separate double shower enclosure with electric shower and glass screen, vanity wash hand basin with mixer tap and low-level WC. Tiled splashbacks, heated towel rail, radiator and window to the front aspect.

Outside
The property enjoys a generous enclosed rear garden, laid predominantly to lawn with a paved patio adjoining the rear of the house and accessed directly from the sitting room via patio doors. Gravelled borders run along both sides of the garden, while a timber decked area at the far end provides an additional space for outdoor seating and entertaining. The garden is enclosed by timber panel fencing and offers plenty of scope for further planting and landscaping.

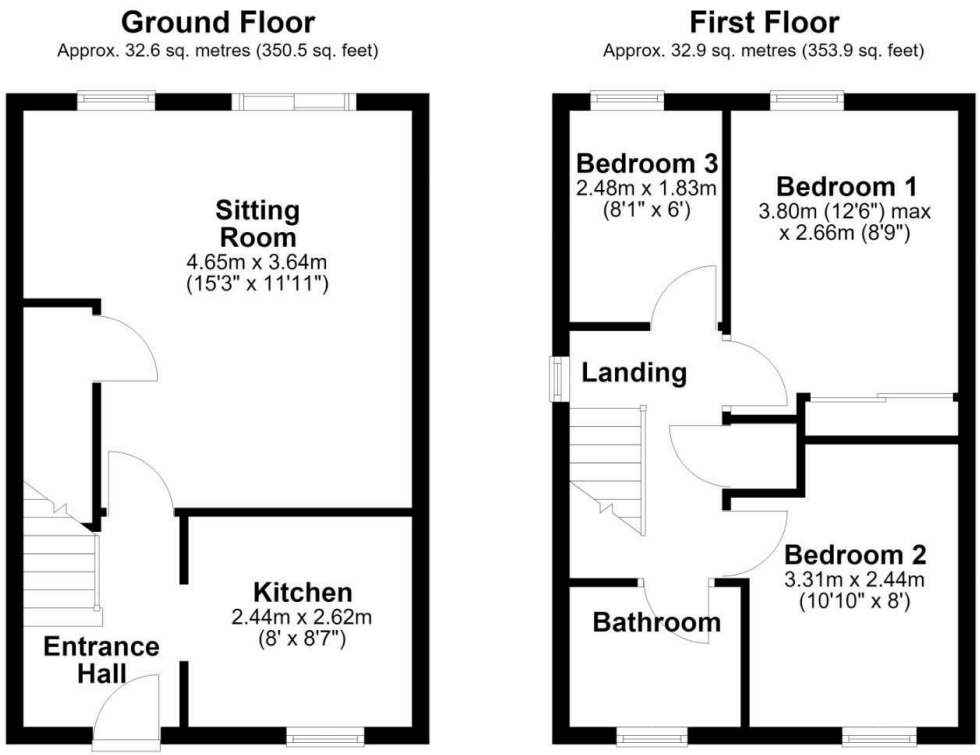
Allocated Parking
Two allocated parking spaces are provided within a residents' parking area located to the rear of the garden.

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. 65.4 sq. metres (704.4 sq. feet)

Viewings

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

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