JAMIE WARNER
ESTATE AGENTS

12 Fennels Close, Haverhill, CB9 8NP

£225,000

- End of chain sale
- Kitchen with breakfast area
- Generous, low-maintenance rear garden
- Quiet town centre cul-de-sac
- Two good size bedrooms
- Allocated parking opposite
- Spacious sitting/dining room
- Shower room
- Convenient for local amenities

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

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

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MODERN TWO BEDROOM HOME IN QUIET TOWN CENTRE CUL-DE-SAC

This smart two bedroom house is tucked away in a peaceful cul-de-sac right in the heart of the town centre, offering easy access to local shops and amenities while remaining private and quiet. Well presented throughout, it features a spacious sitting/dining room, a good size kitchen/breakfast room, two comfortable bedrooms and a modern bathroom. Outside there's a low-maintenance garden and an allocated parking space opposite the property. Being end of chain, it's available with no onward complications.

2 1 1 C

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.

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.

GROUND FLOOR

Entrance Hall
A welcoming entrance with wooden flooring, radiator and stairs rising to the first floor. Doors lead to the main living spaces.

Sitting/Dining Room – 5.08m (16'8") x 3.59m (11'9")
A generous open-plan room with space for both living and dining areas. A large front window brings in plenty of natural light, complemented by the warmth of wooden flooring and a central radiator.

Kitchen/Breakfast Room – 3.59m (11'9") x 2.36m (7'9")
Fitted with a matching range of base and wall units with round-edged worktops and a stainless steel sink with mixer tap. There is plumbing for a washing machine, space for a fridge/freezer, a fitted electric oven and a four-ring gas hob with extractor hood above. A rear window overlooks the garden, while the wall-mounted gas combination boiler provides heating and hot water.

FIRST FLOOR

Landing
Wooden flooring continues upstairs, with doors opening to the bedrooms and bathroom.

Bedroom 1 – 3.61m (11'10") incl cupboard x 3.38m (11'1")
A well-proportioned double bedroom with front aspect window, built-in storage cupboard, wooden flooring and radiator.

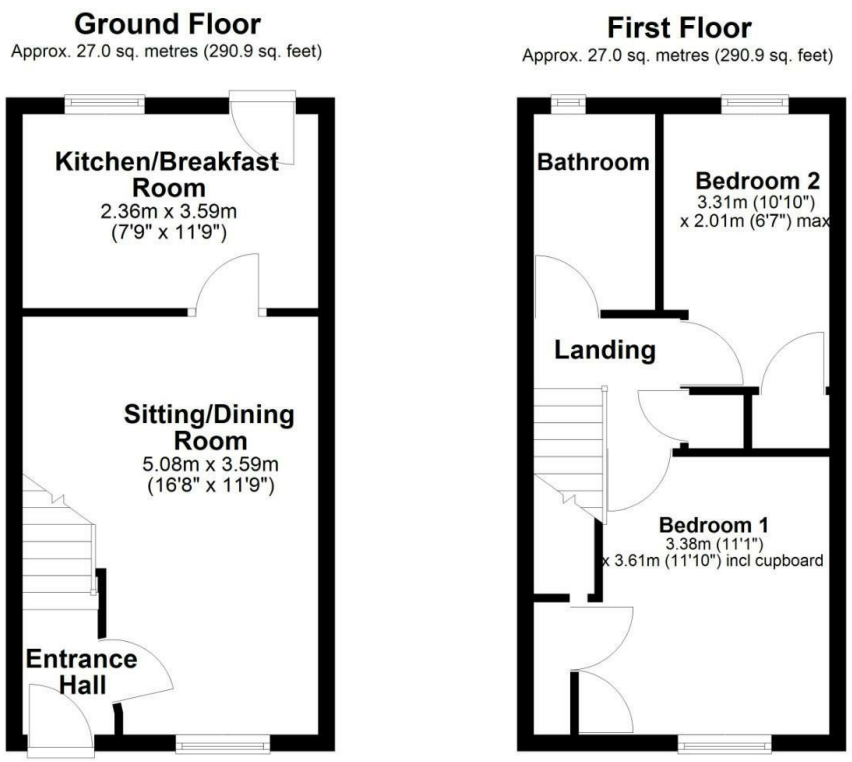
Bedroom 2 – 3.31m (10'10") x 2.01m (6'7")
Another bright double bedroom with rear aspect window, wooden flooring and radiator.

Bathroom
Finished with a three-piece suite including pedestal wash hand basin, low-level WC and a tiled shower area with fitted power shower over. Tiled splashbacks, a heated towel rail and a rear window complete the space.

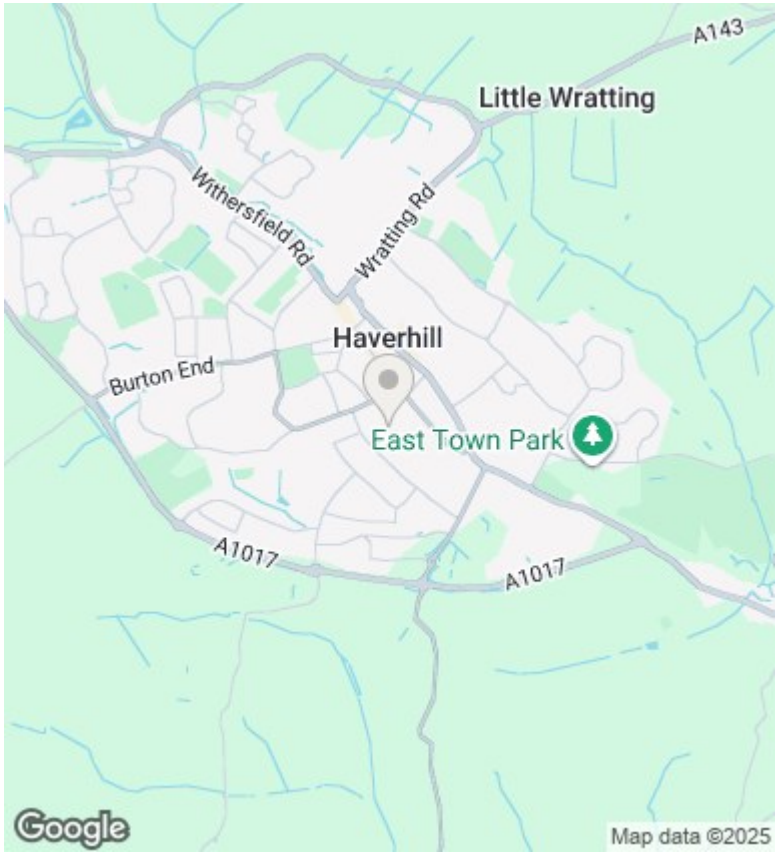
Outside
To the rear, the garden is designed for low maintenance with an extensive paved patio providing plenty of space for outdoor seating and dining. The paving continues to the side of the house where a gate gives convenient access to the front. Raised borders add planting interest, and there is a useful timber storage shed. The area is fully enclosed by fencing, creating a private and secure setting.

The front garden is mainly laid to gravel with a small planted bed and a paved path leading to the front door.

Off-road parking
The property benefits from an allocated parking space opposite the house within the residents' parking area.



Total area: approx. 54.1 sq. metres (581.9 sq. feet)



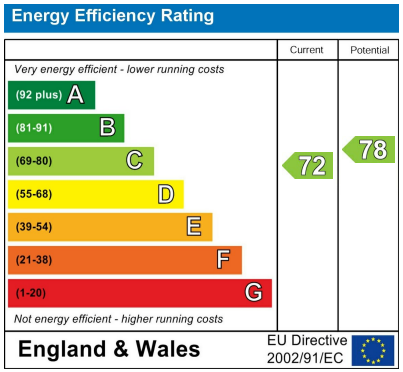
Directions

Viewings

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

Council Tax Band

C



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