JAMIE WARNER
– ESTATE AGENTS –

6 Constable Road, Haverhill, CB9 7FQ

£225,000

- Two-bedroom house - Cambridge side of town
- Spacious sitting/dining room area
- Two allocated front parking spaces
- Located in Gainsborough Park development
- Landscaped private rear garden
- Perfect for first-time buyers
- Stylish modern fitted kitchen
- Modern three-piece family bathroom
- Ideal for investors

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome to this charming two-bedroom home in the sought-after Gainsborough Park development on the Cambridge side of Haverhill. Stylish and practical, the property features a modern fitted kitchen with sleek units, a spacious sitting/dining room with patio doors leading to a beautifully landscaped private garden, and two well-proportioned bedrooms. The rear garden offers a serene retreat with a paved patio, lawn, and composite decking—perfect for relaxing or entertaining. Upstairs, a modern family bathroom completes the home. With two allocated parking spaces conveniently at the front, This property is perfectly suited for first-time homebuyers or investors seeking a smart addition to their portfolio.

2 1 1

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
Step into the inviting entrance hall with elegant wooden flooring, seamlessly flowing into the kitchen.

Kitchen
(2.64m x 2.43m / 8'8" x 8')
Beautifully fitted with a range of base and eye-level units complemented by worktop space, this kitchen features a 1.5 bowl stainless steel sink with a drainer, built-in four-ring gas hob with an extractor hood, and space for a fridge/freezer and washing machine. A front-facing window adds a bright and airy feel.

Sitting/Dining Room
(4.69m x 3.64m / 15'5" x 11'11")
This spacious sitting and dining area is perfect for entertaining or relaxing, offering wooden flooring, a radiator, and access to the rear garden through charming patio doors. Stairs lead up to the first floor.
First Floor
Landing
The landing provides access to all first-floor rooms and includes a built-in cupboard for additional storage.

Bedroom 1
(3.64m x 3.62m / 11'11" x 11'10" max)
A generous double bedroom with a radiator and a rear-facing window overlooking the garden.

Bedroom 2
(3.70m x 1.65m / 12'2" x 5'5" plus 6.99m x 6.99m / 22'11" x 22'11")
A bright and well-proportioned second bedroom with a front-facing window.

Bathroom
This modern bathroom is fitted with a white three-piece suite, featuring a panelled bath with a shower over and a glass screen, a vanity wash hand basin with mixer tap and tiled splashbacks, and a low-level WC. Additional

highlights include a heated towel rail, a front-facing window, and a storage cupboard.

Outside
Rear Garden
The property boasts a beautifully landscaped and private rear garden, offering a tranquil retreat. A generous paved patio, complete with boxed seating, is ideal for outdoor dining. This leads to a lovely lawn, with an attractive composite decking area at the top of the garden – perfect for relaxing or entertaining guests. The garden is fully enclosed with timber fencing and includes a rear gate leading to a residents' passageway.
Allocated Parking

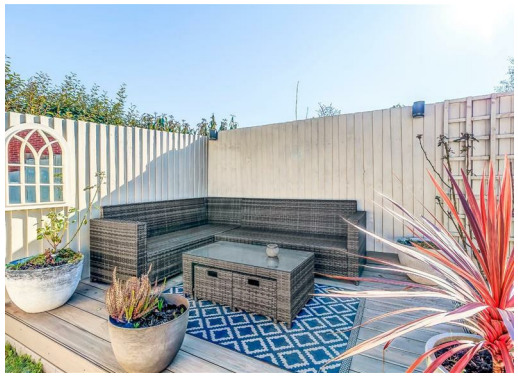
The property benefits from two side-by-side parking spaces conveniently located directly at the front.

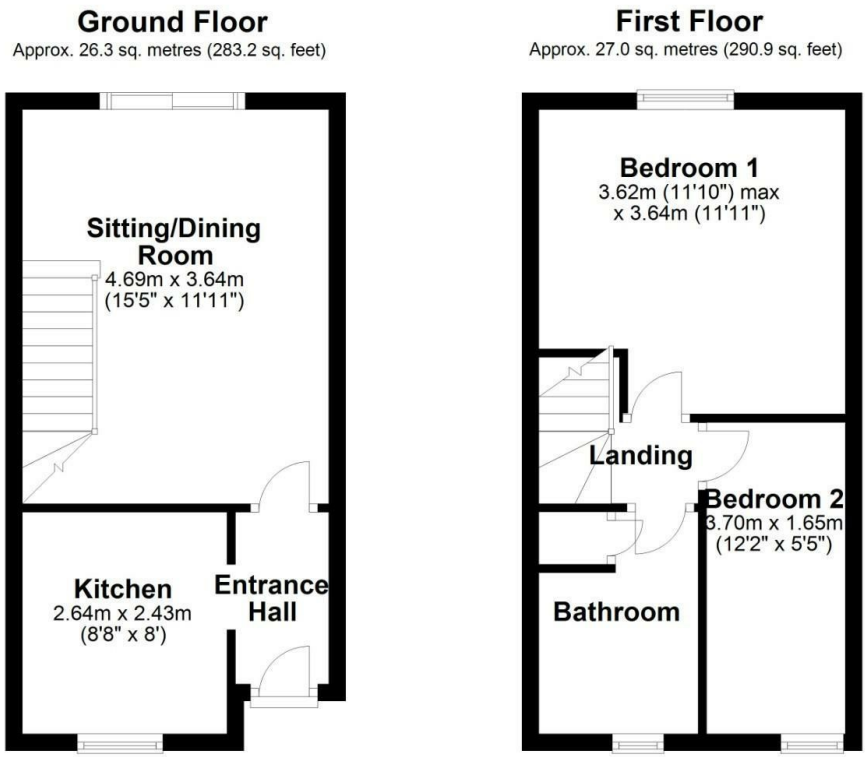
Viewings
By appointment with the agents.

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.





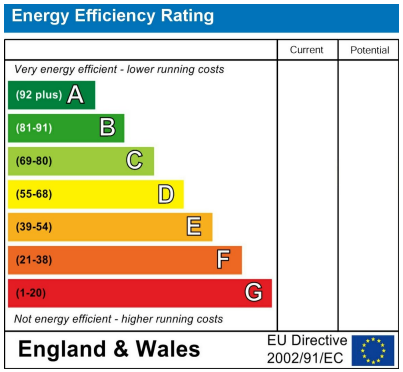
Total area: approx. 53.3 sq. metres (574.1 sq. feet)

Directions

Viewings

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

Council Tax Band



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