



# JAMIE WARNER

— ESTATE AGENTS —



## 41 Glemsford Place, Haverhill, CB9 0AW

£210,000

- Three Bedrooms
- Separate Dining Room
- Attractive Un-Overlooked Rear Garden
- Spacious Sitting Room
- Gas Radiator Heating
- Edge Of Development Position
- Hand Built-Kitchen
- Double Glazing
- No Onward Chain

# 41 Glemsford Place, Haverhill CB9 0AW

Nestled on the edge of the sought-after Chalkstone development, this well-maintained end-terrace house offers two inviting reception rooms and three generous bedrooms. It features a convenient downstairs WC, bespoke hand-made kitchen, and a lovely private garden.

With no onward chain, you have the opportunity to personalise this house without delays or complications.

Convenience is key at Glemsford Place, within walking distance of popular schools, simplifying the morning school runs. Moreover, the town's local modern football facility is close by, ideal for sports enthusiasts or active families.



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

Entering through the front door, you step into a welcoming hallway featuring stairs leading to the first floor, a convenient built-in storage cupboard, and a radiator.

## WC

Furnished with a two-piece set including a wall-mounted wash hand basin and a low-level WC. Features tiled splashbacks and flooring. Window positioned at the side.

## Kitchen

9'2" x 8'0"

Equipped with coordinated base and wall units featuring rounded worktops, a 1+1/2 bowl sink with a single drainer and mixer tap, space for a washing machine and tumble dryer, as well as a cooker. The rear window offers a garden view, complemented by tiled flooring.

## Dining Room

8'0" x 11'6"

An inviting space with beautiful oak flooring, patio doors opening to the rear garden, and a doorway to the sitting room.

## Sitting Room

14'9" x 11'6"

With a full-height window at the front, natural light illuminates the space, complemented by a radiator and a fireplace with a brick-effect facade.

## Landing

Window to side, access to all first floor rooms, loft access.

## Bedroom 1

11'7" x 11'6"

A generously-sized double bedroom featuring a dormer-style window at the front.

## Bedroom 2

11'2" x 9'5"

Another spacious double bedroom with a rear window, providing a garden view. Comes with a built-in double cupboard.

## Bedroom 3

9'5" x 8'0"

A spacious single bedroom featuring a built-in wardrobe and rear window offering a garden view.

### Bathroom

Equipped with a three-piece suite featuring a panelled bath with an independent electric shower above, a mixer tap, and a glass screen. Also includes a vanity wash hand basin with a mixer tap, a low-level WC, full-height tiling on all walls, a window to the front and a radiator.

### Outside

The rear garden features a hardstanding area adjacent to the house, offering a cozy seating spot. A pathway meanders through a well-maintained lawn towards the back, where a brick-built shed and a larger timber shed/workshop stand. The garden boasts a variety of vibrant flowers and shrubs. At the top of the garden, there's a spacious patio area perfect for dining and entertaining. Fencing surrounds the garden, with a rear gate for access.

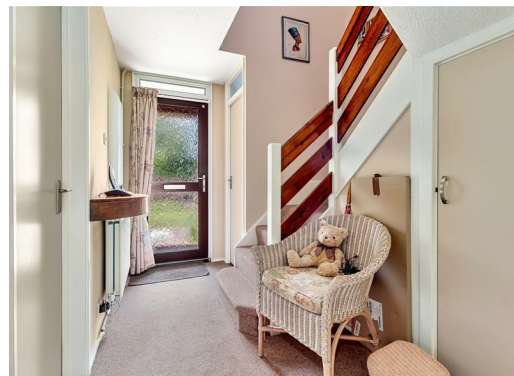
### Viewings

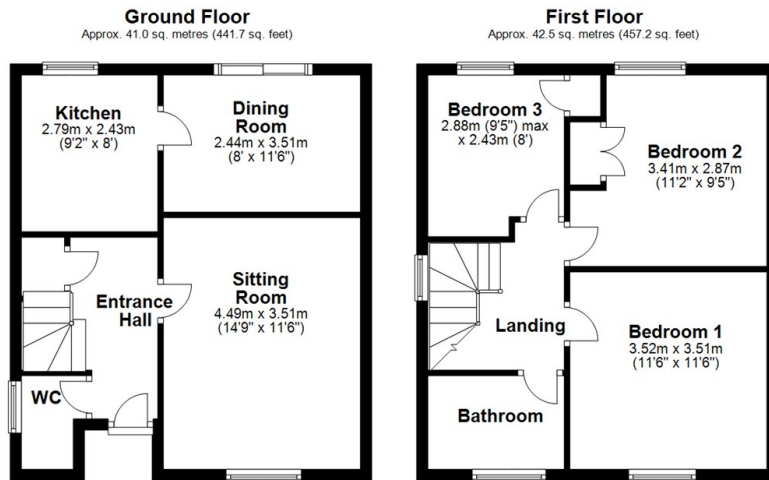
By appointment with the agents.

### Special Notes

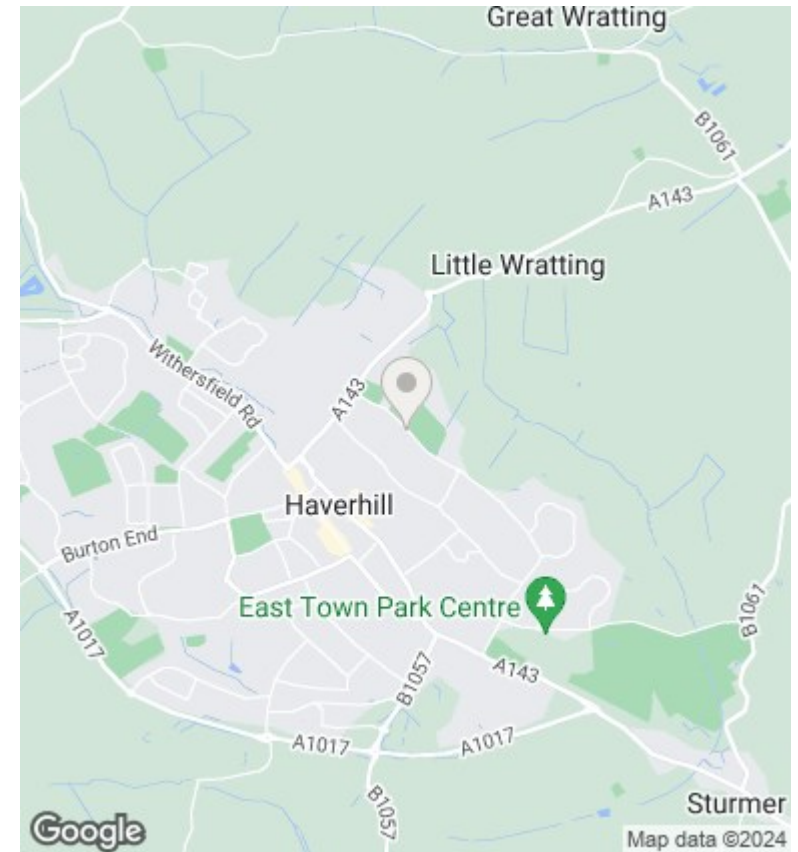
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 83.5 sq. metres (898.9 sq. feet)



## Viewings

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

## Council Tax Band B