



JAMIE WARNER  
— ESTATE AGENTS —



## 55 Abington Place, Haverhill, CB9 0AE

Guide Price £235,000

- Three Generous Bedrooms
- Downstairs WC
- Overlooking a Pleasant Green
- Spacious Sitting room
- Modern Bathroom Suite
- Double Glazing
- Attractive Kitchen/Dining Room
- Large Rear Garden
- Gas Radiator Heating

## 55 Abington Place, Haverhill CB9 0AE

A beautifully presented three-bedroom family home with one of the largest gardens in the development. The property features a generous open-plan kitchen/dining area ideal for entertaining, along with a spacious sitting room. Additional perks include a downstairs WC, an attractive family bathroom, double glazing, and gas radiator heating.



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

The entrance door opens into a welcoming hall with stairs leading to the first floor. This space boasts two built-in storage cupboards and a radiator, offering practicality.

## WC

The WC features a front-facing window, complete with a stylish two-piece suite including a sleek vanity washbasin with a modern mixer tap, a low-level WC, and a convenient heated towel rail. Enhanced with tasteful tiled splashbacks.

## Dining Room

8'6" x 14'1"

With an open-plan layout that effortlessly transitions into the kitchen, this dining area showcases charming tiled flooring and a patio door that opens to the expansive garden. Additionally, there is a radiator and a doorway connecting to the sitting room.

## Kitchen

9'0" x 5'10"

This stylish kitchen is equipped with a coordinated set of base and eye-level units, complemented by sleek rounded worktops. Features include a stainless steel sink with a single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer. Brightened by a window to the front, the space boasts tiled flooring for a modern touch.

## Sitting Room

17'10" x 10'9"

A spacious room flooded with natural light from windows at both the front and rear, offering views of the garden. The room is equipped with two radiators and adorned with wooden flooring.

## Landing

Window to front, radiator, double storage cupboard, loft access, doors to all rooms.

## Bedroom 1

12'0" x 10'0"

The primary bedroom is a spacious double room with a window at the back, offering views of the garden and equipped with a radiator.

## Bedroom 2

12'0" x 8'11"

Similar to the primary bedroom, bedroom 2 is a spacious double bedroom featuring a rear window with garden views and a radiator.

## Bedroom 3

12'0" x 6'1"

Bedroom 3 is a generously sized single room that can accommodate a double bed if required. It features a window overlooking the garden at the rear, a radiator, and a built-in cupboard.

## Bathroom

Featuring a three-piece suite including a panelled bath with a separate shower, a vanity washbasin with a mixer tap, and a low-level WC. Fully tiled walls, a heated towel rail, and tiled flooring complete the attractive bathroom.

## Outside

This property features one of the largest gardens in the development. Adjacent to the house, there is a spacious paved patio, offering a delightful space for relaxation and entertainment. The primary garden area is beautifully laid out with a lawn, complemented by an additional

hardstanding area at the garden's end, where a brick-built shed is also situated. Enclosed by timber fencing, gated access leads to the residents' parking areas.

#### Viewings

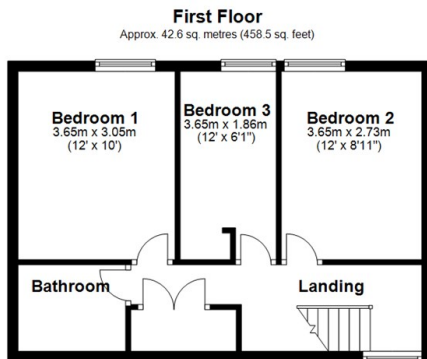
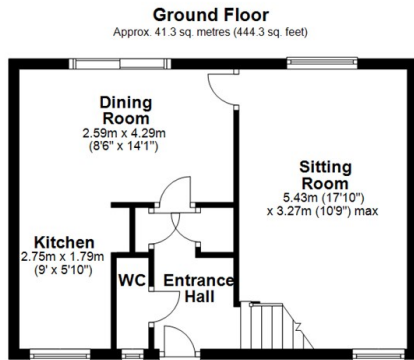
By appointment with the agents.

#### Special Notes

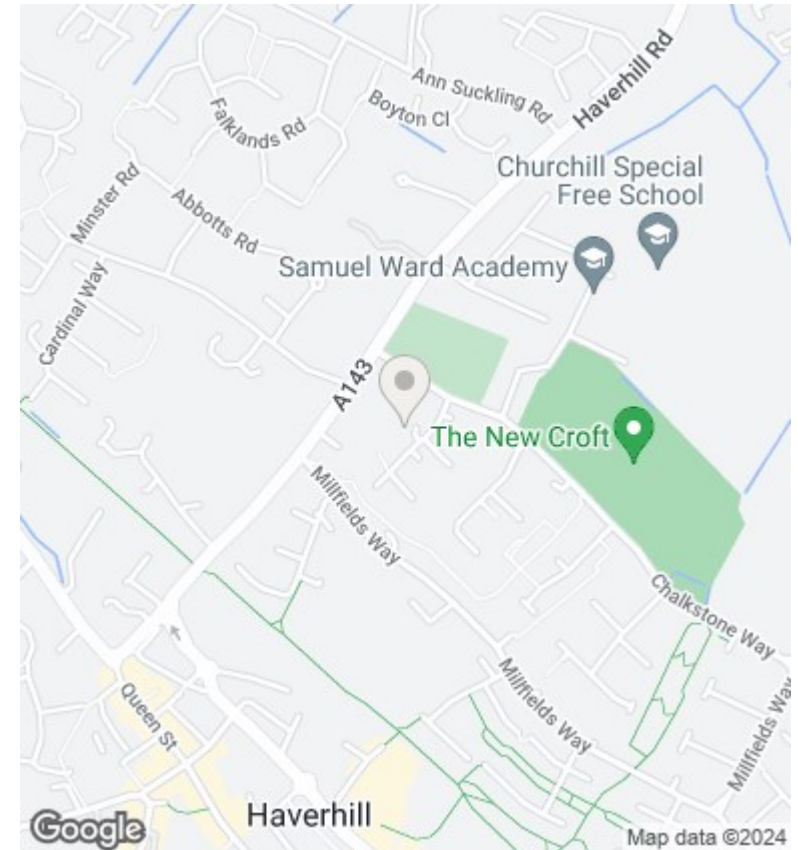
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 83.9 sq. metres (902.8 sq. feet)



## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC