JAMIE WARNER
ESTATE AGENTS

# 20, Sapphire House Withersfield Road, Haverhill, CB9 9HE

## Guide Price £160,000

- Two Bedrooms
- Modern Bathroom Suite
- No Onward Chain
- Sitting/Dining Room
- Rare Benefit Of a Balcony
- Attractive Kitchen
- Allocated Parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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# Sapphire House Withersfield Road, Haverhill CB9 9HE

This lovely top floor apartment is ideal for first-time buyers! It boasts two generous bedrooms, a rare feature of a balcony, and a spacious sitting/dining room. The attractive kitchen and allocated parking add to its appeal. Plus, it's being sold with no onward chain. Don't miss out!

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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

Door to:

## Sitting/Dining Room

13'9" x 16'8"

Window to rear, window to side, electric radiator, two open plan, double doors, door to:

## Kitchen

8'8" x 8'0"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel unit with single drainer and mixer tap.

## Bedroom 1

12'6" x 11'7"

Window to side, door to:

## Bedroom 2

8'7" x 8'9"

Window to rear, window to side, electric radiator, door to:

## Bathroom

With extractor hood over, fitted with three piece suite comprising panelled bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks.

## Viewings

By appointment with the agents.

## Outside

The property enjoys the rare benefit of a balcony which can be accessed from the sitting room.

## Parking

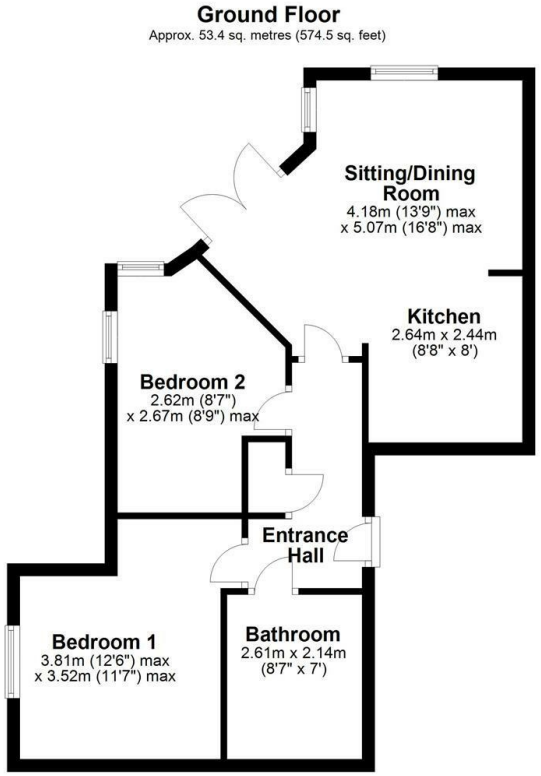
The apartment has an allocated parking space within the residents parking area.

## Viewings
By appointment with the agents.

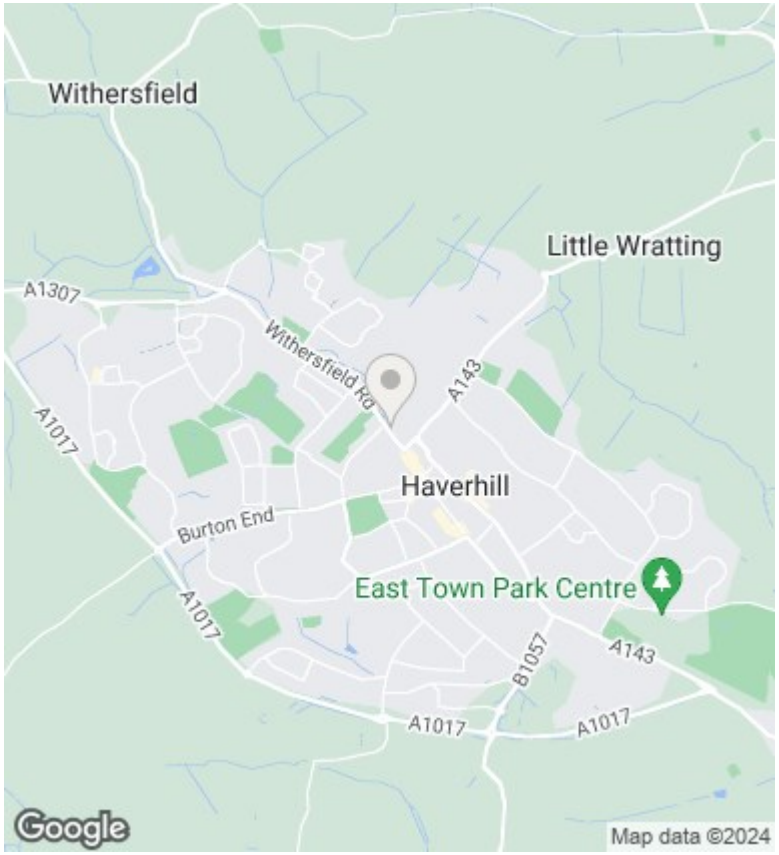
## Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 53.4 sq. metres (574.5 sq. feet)

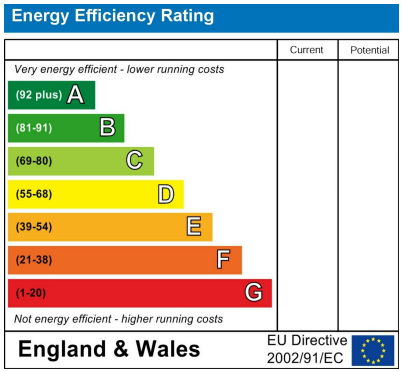



## Directions

## Viewings

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

## Council Tax Band

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