JAMIE WARNER
– ESTATE AGENTS –

29 Fleming Way, Withersfield, Haverhill, CB9 7SQ

Guide Price £200,000

- Two Bedrooms
- Sitting Room With Balcony
- En Suite To Bedroom 1
- Allocated Parking
- Kitchen With Integrated Appliances

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

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This is an opportunity to purchase a beautifully finished apartment with excellent views, located on the much sought after Cambridge side of town. The property offers spacious accommodation throughout, including a generous sitting room with direct access to the private balcony, where you can relax and take in the stunning scenery over countryside. There is also an attractive fitted kitchen with integrated appliances, two good sized bedrooms and a modern bathroom suite. Additional features include gas central heating, double glazing and allocated parking. Viewing is highly recommended to appreciate all this wonderful home has to offer.

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Council Tax Band: B

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Full description:

COMMUNAL ENTRANCE HALL
Leading to:-

ENTRANCE HALL
Built in boiler cupboard, double glazed window to front, radiator, doors to:-

LOUNGE/DINING ROOM
17'1" reducing to 15'4" x 10'10"
Double glazed french doors leading out onto the Balcony, radiator, opening to:-

KITCHEN
9'6" x 7'8"
Cream gloss fitted range of eye and base units with wood block style roll worktop surfaces and splashbacks, incorporated appliances such as a fridge freezer, washing machine, dishwasher, oven with four ring gas hob, extractor fan, stainless steel sink unit with mixer tap, double glazed window to front.

BEDROOM 1
14'8" reducing to 12'0" then 9'9" x 8'5"
Double glazed window to rear, radiator, door to:-

ENSUITE
With suite comprising a large walk in tiled shower cubicle with folding doors, low level wc, pedestal wash hand basin with tiled splashback and mixer tap, inset spotlights, extractor fan, radiator.

BEDROOM 2
12'1" reducing to 9'5" x 6'5"
Double glazed window to rear, radiator

BATHROOM
With suite comprising panelled bath with mixer tap and shower attachment, glass screen, personal wash hand basin with mixer tap, tiled splashbacks, low level wc, shaver point, extractor fan, double glazed window to front, radiator.

OUTSIDE
To the front, there are a number of allocated parking bays and visitor spots and directly from the front door is the parking for this particular property. To the rear there are well kept landscaped green areas.

Council Tax Band - B
Local Authority - West Suffolk County Council

We have been advised by the vendor that the lease remaining is 117 years. The service charge Due in January 2024 is £1835.34 and the ground rent is £250 also due in January 2024.

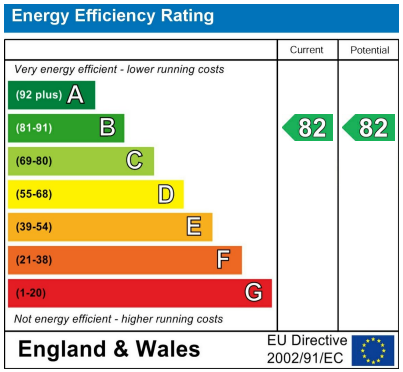
Directions

Viewings

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

Council Tax Band

B



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