



JAMIE WARNER
— ESTATE AGENTS —



16 Beavis Drive, Haverhill, CB9 7JA

£225,000

- End terrace home
- Modern breakfast bar
- Contemporary bathroom suite
- Two double bedrooms
- French doors to garden
- Enclosed, generous garden
- Open-plan kitchen & living space
- Ground floor WC
- Allocated car port parking

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MODERN TWO BEDROOM END TERRACE WITH CAR PORT PARKING

Situated on a popular modern development on the edge of Haverhill, this well-presented two bedroom end terrace offers stylish interiors, a landscaped garden and allocated car port parking.

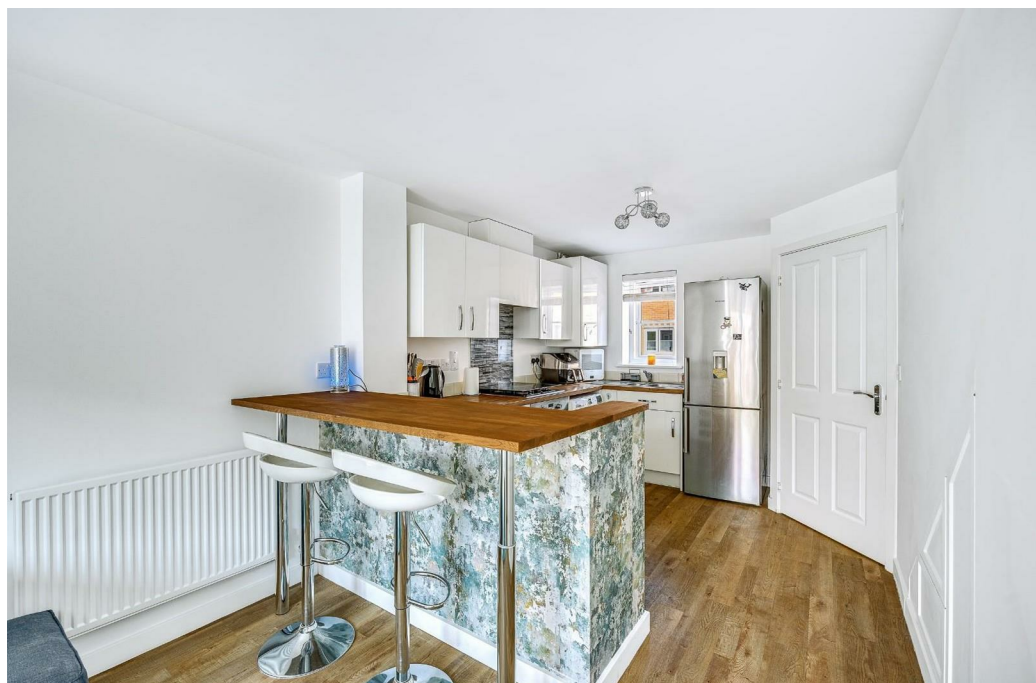
The ground floor features an open-plan kitchen and living space with breakfast bar and French doors to the garden, plus a useful WC. Upstairs, there are two double bedrooms and a contemporary bathroom.

Outside, the enclosed garden provides a patio, lawn and shed, with gated side access. The property also benefits from a car port parking space to the side.

An ideal first home or downsizer in a convenient location.



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.

WC – 0.94m x 0.89m (3'1" x 2'11")

Smartly fitted with a modern two-piece suite comprising a vanity hand wash basin and WC.

Living Room / Kitchen – 6.76m x 2.67m (22'2" x 8'9")

A bright and contemporary open-plan space designed for modern living. The kitchen area is fitted with sleek white units complemented by wood-effect worktops and a stylish tiled splashback, incorporating a four-ring gas hob with extractor, built-in oven, stainless steel sink, plumbing for a washing machine, and space for appliances. A feature breakfast bar with integrated wine storage creates the perfect social hub for casual dining. The living area enjoys a light-filled atmosphere with French doors opening directly onto the rear garden, making it ideal for entertaining or relaxing.

Bedroom 1 – 2.36m x 3.68m (7'9" x 12'1")

A generous double bedroom with a rear aspect window, fitted carpet, and radiator.

Bedroom 2 – 2.36m x 3.68m (7'9" x 12'1")

Another double bedroom, dual aspect with front-facing windows, carpet, radiator, and built-in closet with shelving.

Bathroom – 1.78m x 1.47m (5'10" x 4'10")

Fitted with a modern three-piece suite including a panelled bath with shower over, vanity hand wash basin, and WC. Finished with tiled surrounds, radiator, and a frosted window to the side.

Outside

French doors from the living room lead onto an enclosed rear garden, landscaped with a lawn, patio seating area, and large shed. The garden benefits from gated side access and timber fencing, creating a private and practical outdoor space.

Car Port Parking

The property benefits from an allocated parking space with a car port, situated to the left end of the terrace.

Viewings

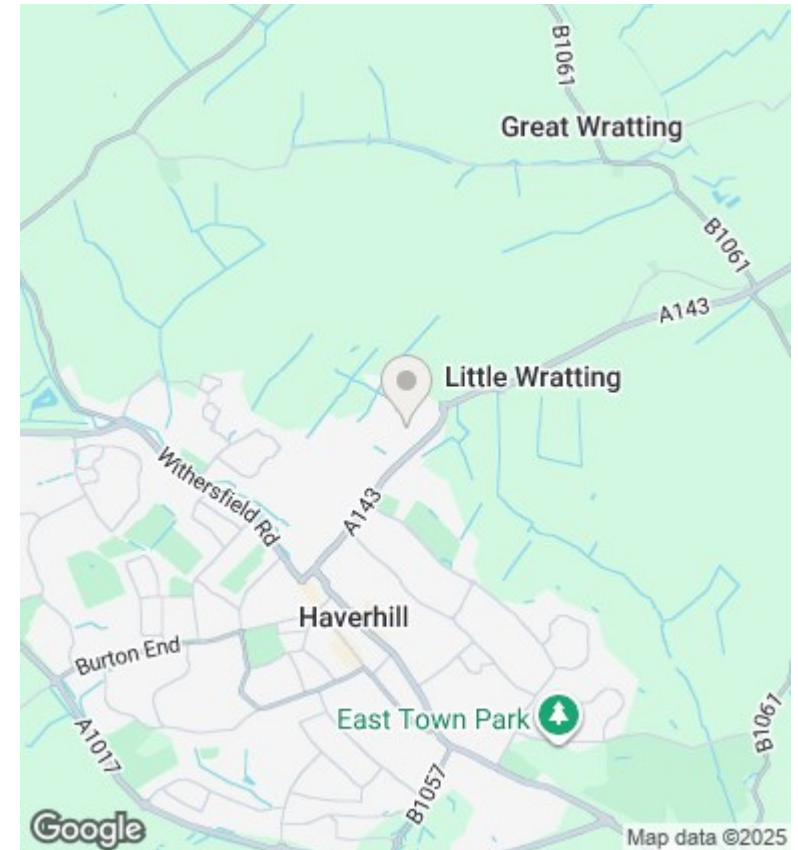
By appointment with the agents.

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.







Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		98
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	