JAMIE WARNER
ESTATE AGENTS

22 Chedburgh Place, Haverhill, CB9 0AJ

Guide Price £210,000

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Downstairs WC
- Shower Room
- Conservatory
- Pleasant Rear Garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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22 Chedburgh Place, Haverhill CB9 0AJ

A spacious end of terrace three bedroom house located on the Chalkstone development. The property benefits from two reception rooms, double glazing, gas radiator heating, conservatory and pleasant rear garden.

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Council Tax Band:

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.

Entrance Hall
Radiator, stairs to first floor, door to storage cupboard, door to:

WC
Window to front, fitted with a two-piece suite comprising a wall mounted wash hand basin with tiled splashbacks and low-level.

Dining Room
8'7"
Radiator, patio doors to rear garden, open plan to:

Kitchen
6'0"
Fitted with a matching range of base and eye level units, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, window to front, built-in cupboard.

Sitting Room
10'10"
Window to front, radiator, patio door to conservatory.

Conservatory
Aluminium construction with vent windows, tiled flooring, French doors to rear garden.

First Floor

Landing
Window to front, double door to storage cupboard housing wall mounted combination boiler serving heating system and domestic hot water.

Bedroom 1
10'1"
Window to rear, radiator.

Bedroom 2
8'10"
Window to rear, radiator.

Bedroom 3
6'1"
Window to rear, storage cupboard, radiator.

Shower Room
Fitted with a three-piece suite comprising a tiled shower enclosure with electric shower over and glass screen, vanity wash hand basin with mixer tap, low-level WC, tiled splashback, window to front, radiator.

Outside
The rear garden is mainly laid to lawn, this is bordered by a beautiful array of well stocked flower and shrub display beds. The garden is enclosed by timber

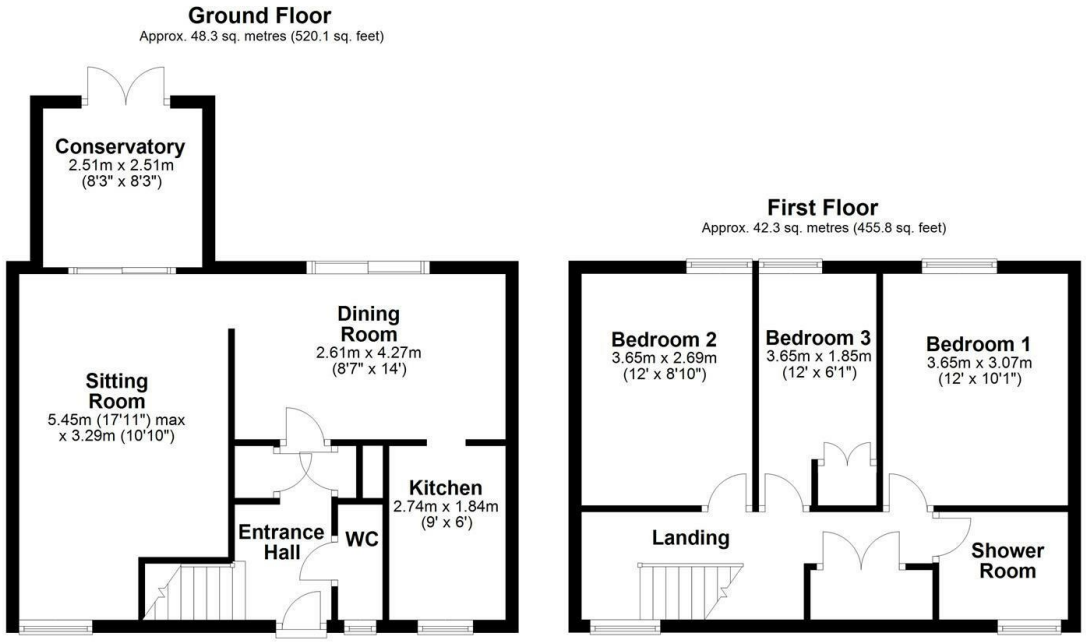
fencing and there is a brick shed.
The front garden is again laid to lawn with a pathway leading to the entrance door.

Viewings

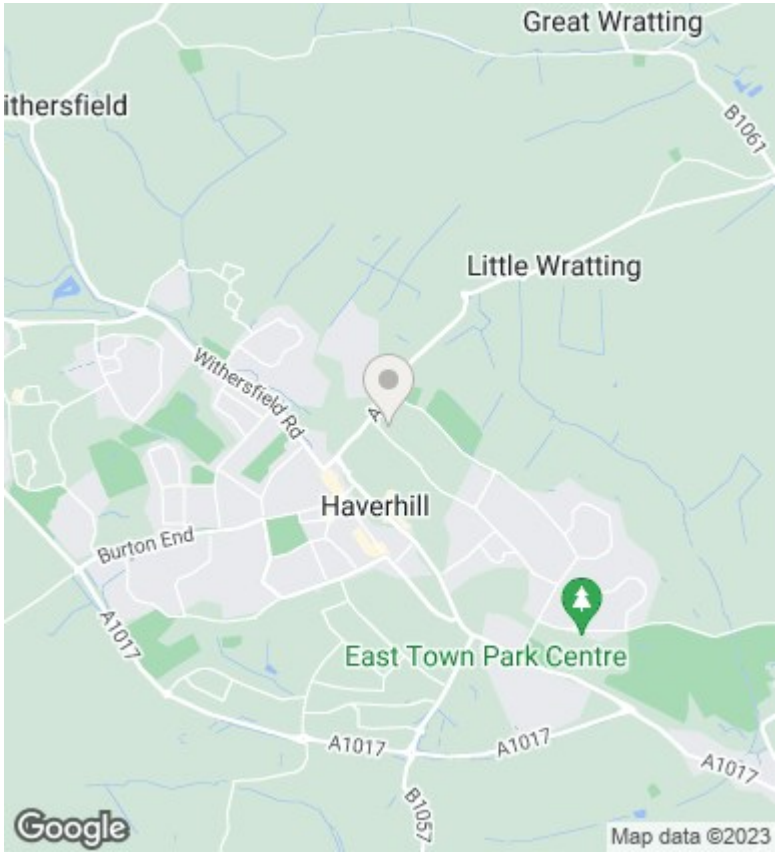
By appointment with the agents.

COUNCIL TAX BAND B - LOCAL AUTHORITY - WEST S

DREAM



Total area: approx. 90.7 sq. metres (975.9 sq. feet)



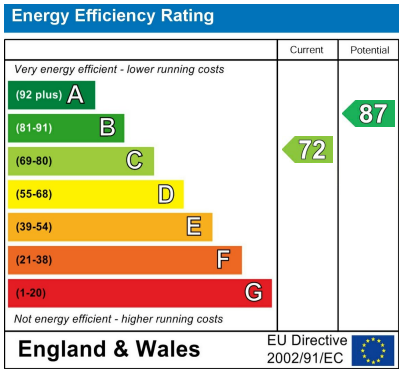
Directions

Viewings

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

Council Tax Band

B



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