JAMIE WARNER
ESTATE AGENTS

1 Tower Court, Haverhill, CB9 9DD

Guide Price £205,000

- Three Bedrooms
- First Floor Bathroom & WC
- Popular Parkway Development
- Spacious Sitting Room
- Gas Radiator Heating
- Overlooking a Pleasant Green
- Generous Kitchen/Dining Room
- Generous Rear Garden
- No Onward Chain

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

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

1 Tower Court, Haverhill CB9 9DD

Located in the desirable Parkway development, this delightful three-bedroom family home features a well-appointed kitchen/dining area, a spacious sitting room, and a charming rear garden. Don't miss out - available with no onward chain!

3 1 null

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

Open plan to:

Sitting Room

11'5" x 13'9"
Window to front, gas fireplace, radiator.

Kitchen/Dining Room

11'5" x 18'1"
Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for cooker, two windows to rear, radiator, door to Storage cupboard.

Bedroom 1

11'4" x 9'9"
Window to front, radiator, built-in storage cupboard.

Bedroom 2

8'4" x 12'0"
Window to rear, radiator.

Bedroom 3

7'7" x 8'1"
Window to front, radiator, built-in storage cupboard.

Bathroom

Fitted with two piece suite comprising panelled bath with independent shower over and folding screen and wall mounted wash hand basin, tiled splashbacks, window to rear, radiator.

WC

Window to side, fitted with low-level WC.

Outside

The rear garden features a charming paved patio right by the house, creating a pleasant and secluded seating area. A gate opens into the main garden, mostly covered in lush lawn, adorned with small trees and mature shrubs. Adjacent to the house, a covered passage leads to a storage space where a wall-mounted gas boiler serves the heating system and supplies domestic hot

water. This versatile area is ideal for storage or a compact workshop. 3.66m x 1.23m (12'0" x 4'0")

Viewings

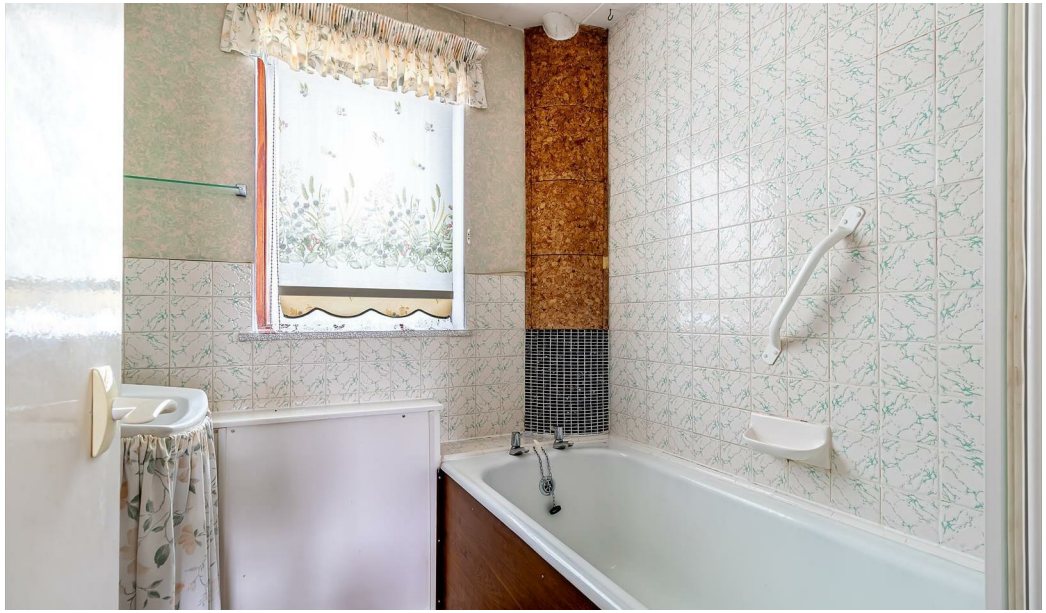
By appointment with the agents.

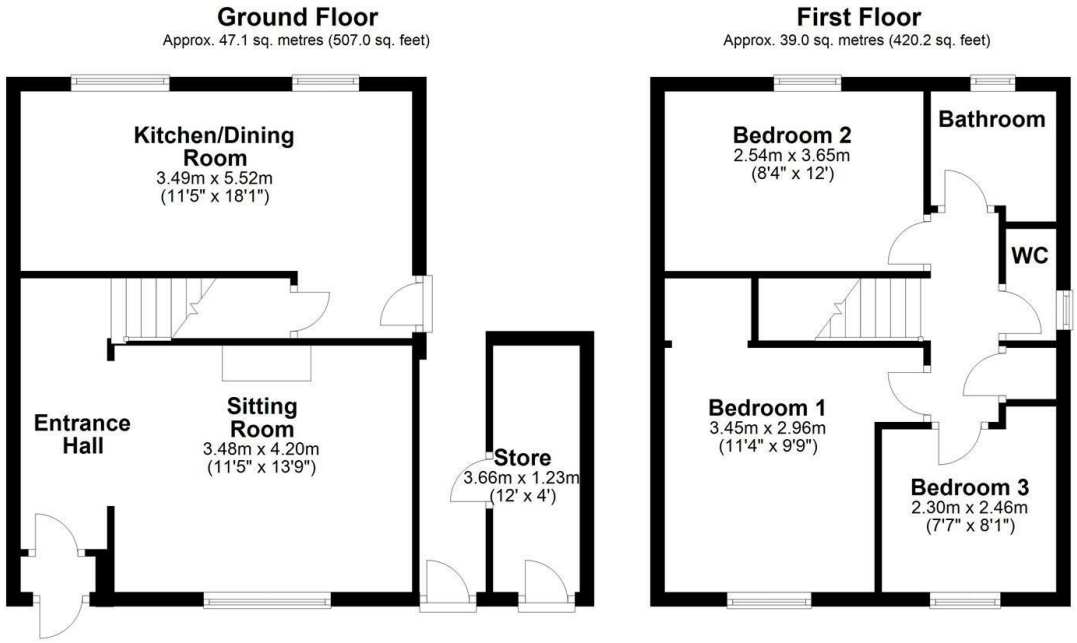
Special Notes

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.





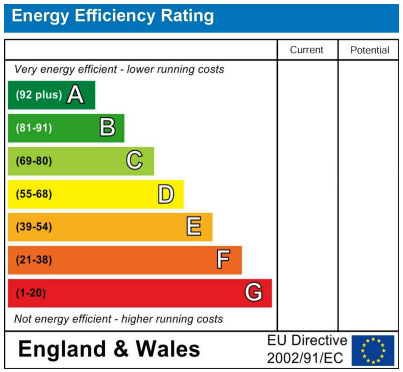
Total area: approx. 86.1 sq. metres (927.2 sq. feet)

Directions

Viewings

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

Council Tax Band



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

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk