



JAMIE WARNER  
— ESTATE AGENTS —



## 1 Helions Walk, Haverhill, CB9 8DN

Guide Price £275,000

- Three Bedrooms
- Downstairs WC
- Garage & Driveway
- Generous Sitting Room
- Modern Bathroom Suite
- Town Centre Location
- Spacious Kitchen/Dining Room
- South Facing Rear Garden
- Double Glazing & Gas Central Heating

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

[jamie@jamie-warner.co.uk](mailto:jamie@jamie-warner.co.uk)  
[www.jamie-warner.co.uk](http://www.jamie-warner.co.uk)

# 1 Helions Walk, Haverhill CB9 8DN

Situated in the heart of the town centre, this semi-detached house boasts three bedrooms and a spacious layout. As you step inside, you'll find a kitchen/dining room, a generous sitting area, and a convenient downstairs wc. The property offers a lovely landscaped south-facing garden, ensuring a tranquil outdoor space. Additionally, a modern bathroom suite, garage, and driveway complete this appealing property.



Council Tax Band: B



## Haverhill

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, gymnasias, 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.

### Ground Floor

Double glazed entrance door to:

#### Reception Hall

Coved ceiling, port hole double glazed window to front elevation, stairs to first floor, under stairs storage area, thermostat, radiator, ceramic tiled flooring, doors to:

#### Cloakroom

Coved ceiling, window to side elevation, suite comprising low level WC, corner wash hand basin with tiled splashback, radiator, ceramic tiled flooring.

#### Kitchen/Dining Room

11'3" x 11'1"

Double glazed window to rear elevation, door to side elevation, part tiled walls

with units comprising single drainer stainless steel sink unit with mixer tap over, ample wall and base level units with worktops over, four ring gas hob with oven beneath, plumbing for washing machine & dishwasher, built in pantry cupboard, built in storage cupboard, radiator, ceramic tiled flooring.

#### Lounge

17'5" x 10'11"

Coved ceiling, double glazed windows to front & rear elevations, feature fireplace and hearth housing electric fire, TV point, radiator.

### First Floor

#### Landing

Coved ceiling, access to loft, smoke alarm, double glazed window to front elevation, built in storage cupboard, doors to:

#### Bedroom 1

11'1" x 11'1"

Coved ceiling, double glazed window to rear elevation, cupboard housing gas fired Combi boiler (replaced in 2012), radiator.

#### Bedroom 2

11'10" x 11'1"

Coved ceiling, double glazed window to rear elevation, built in storage cupboard, radiator.

#### Bedroom 3

Coved ceiling, double glazed window to front elevation, built in storage cupboard, radiator.

#### Bath/Shower Room

Double glazed window to side elevation, tiled walls with re-fitted suite comprising low level WC with fitted sink unit. Panelled bath, separate tiled shower cubicle with glazed splash screen, extractor fan, radiator.

### Outside

The front garden is mainly laid to lawn with surrounding flower and shrub borders, independent drive leading to attached garage with up & over door, double glazed window to rear elevation).

To the side of the property there is a passage way with doors to the front & rear elevations with power & light connected.

The rear garden is enclosed to boundaries, pea shingle patio area, laid to lawn with surrounding flower and shrub borders

### Viewings

By appointment with the agents.

### Special Notes

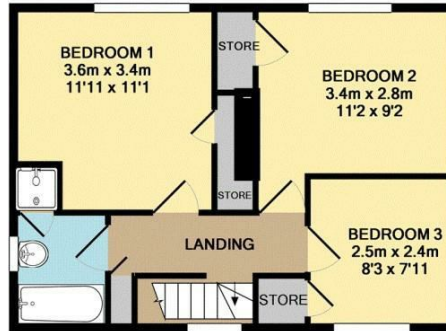
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.



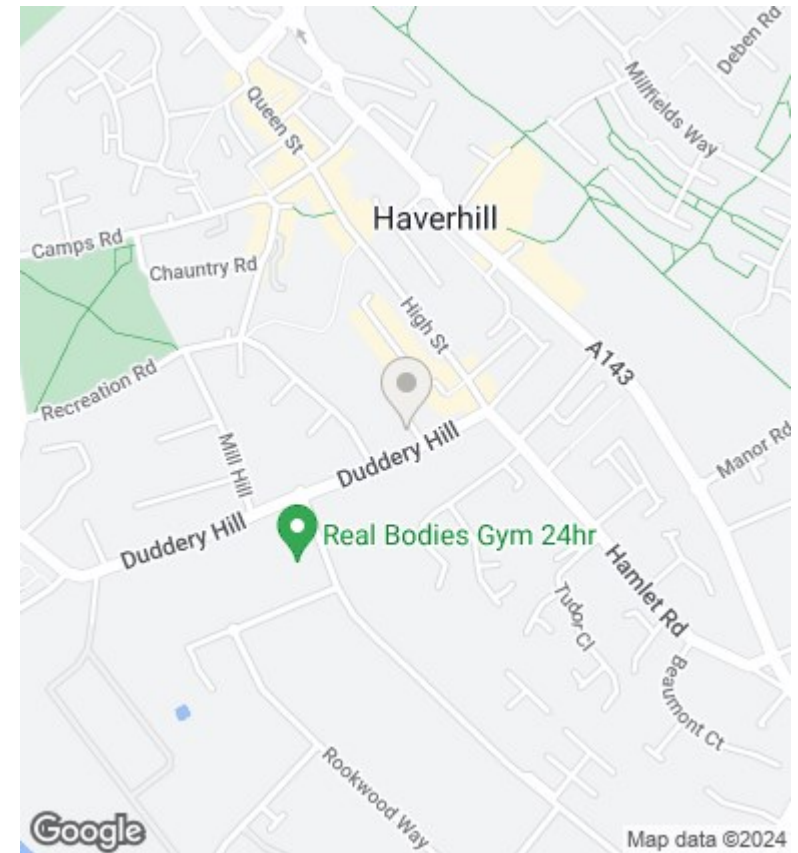




GROUND FLOOR



1ST FLOOR



### Viewings

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

### Council Tax Band B

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>65</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC