JAMIE WARNER

– ESTATE AGENTS –

Withersfield Road, Haverhill

Guide Price £220,000

- Two Bedrooms
- Attractive Bathroom Suite
- Pleasant Rear Garden
- Town Center Location
- Open Plan Living Space
- Double Glazing
- Garage/Workshop
- Modern Fitted Kitchen
- Gas Radiator Heating
- No Onward Chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Withersfield Road, Haverhill CB9 9HF

Welcome to this amazing two-bedroom home, designed with a lovely Victorian facade and boasting an open plan living space. Inside you'll find a modern kitchen with plenty of worktop space and breakfast bar and also a stylish bathroom suite. There is also a pleasant rear garden and an over-sized garage/workshop. Best of all, there is no onward chain so you can move straight in!

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Council Tax Band: A

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, 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.

Porch

Porch
Window to side, wooden flooring, entrance door, door to:

Kitchen

(10'8") x (8'1")
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, wall mounted concealed combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, tiled flooring, stairs to first floor, built-in under-stairs cupboard, open-plan to:

Sitting Room

12'11" x 10'11"
French doors to garden, radiator, wooden flooring,

Landing

Access to all first floor rooms.

Bedroom 1

10'11" x 10'4"
Window to rear, two radiators, loft access with drop down ladder. The loft space is boarded and there is a velux window for natural light.

Bedroom 2

9'4" x 8'2"
Window to front, radiator, built-in cupboard.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with independent shower & hand shower attachment off, mixer tap and glass screen, vanity wash hand basin with mixer tap and tiled splashbacks low-level WC, heated towel rail, window to side, tiled flooring.

Outside

The rear garden is split level and has a paved patio immediately from the house providing a pleasant area for seating. A gates leads to a residents pathway which gives access to the front and rear. Steps from the patio lead up to a shingled area and a stepping stone style pathway leads to the garage/workshop. The front garden is laid with shingle and a pathway leads to the entrance door.

Garage/Workshop

18'6" x 16'3"
Detached oversized garage with power and light connected (independent fuse board) inspection pit, two windows to rear, roller door, door to rear garden.

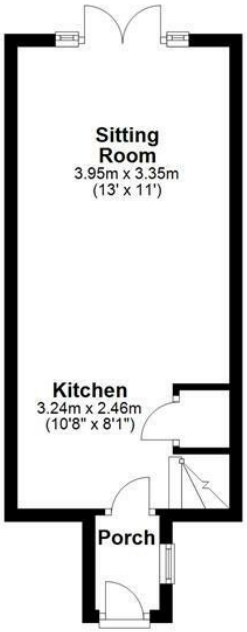
Council Tax Band A

Viewings

By appointment with the agents.

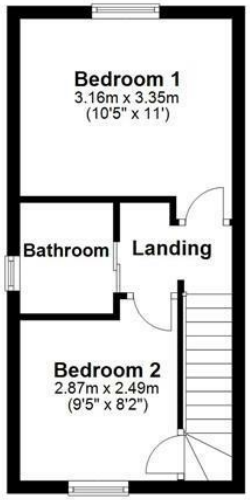
Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)

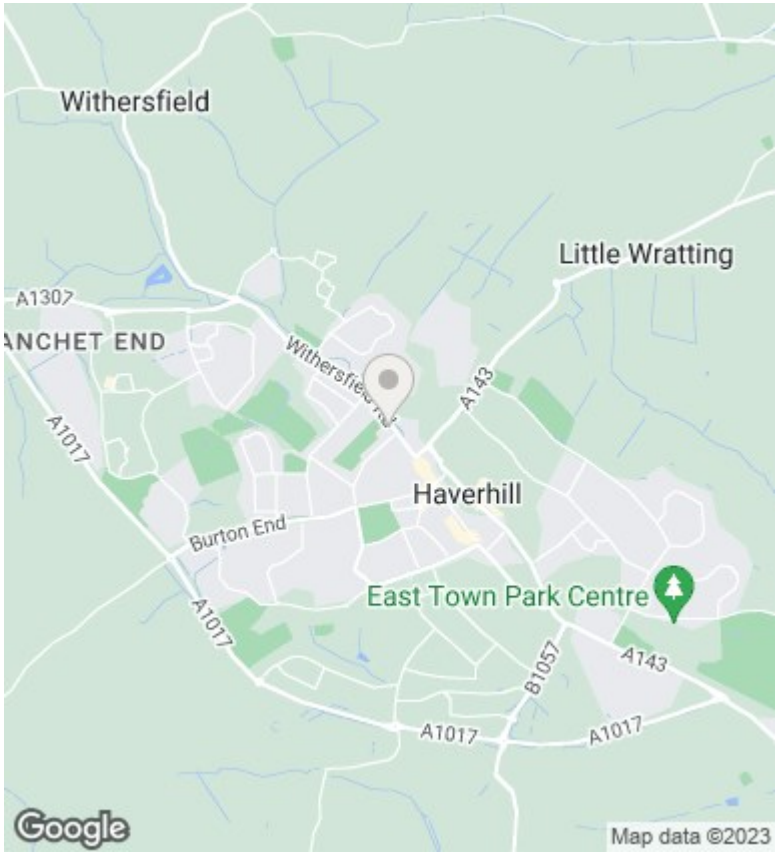


First Floor

Approx. 24.1 sq. metres (259.0 sq. feet)



Total area: approx. 78.1 sq. metres (841.1 sq. feet)

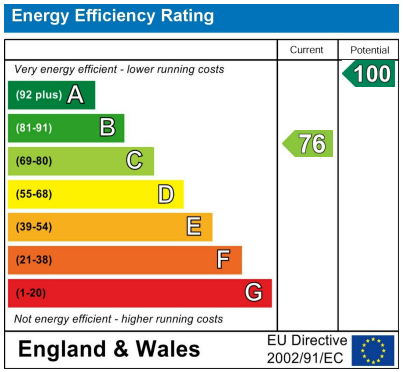


Viewings

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

Council Tax Band

A



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