



JAMIE WARNER
- ESTATE AGENTS -



6 Haverhill Road, Little Wratting, Haverhill, CB9 7UD

Guide Price £240,000

- Two Bedrooms
- Modern Bathroom Suite
- Outskirts Of Town
- Sitting/Dining Room
- Off-Road Parking
- Must Be Viewed
- Kitchen With Integrated Appliances
- Landscaped & Generous Rear Garden

6 Haverhill Road, Haverhill CB9 7UD

This is a beautifully presented, Victorian end terraced house which has been lovingly restored and updated by the current owners. The accommodation comprises two good sized bedrooms, a sitting/dining room with feature fireplace, a modern fitted kitchen with integrated appliances and a contemporary bathroom suite. To the rear of the property is a landscaped garden which is a real sun trap and to the front there is off-road parking. The property also benefits from gas central heating and double glazing.



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 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.

Wratting road 7

Ground Floor

Porch

Entrance door, window to front, wooden flooring, open plan to:

Entrance Hall

Wooden flooring, stairs to first floor, door to:

Dining Room

10'2"

Window to front, feature fireplace with tiled hearth, radiator, wooden flooring, open plan to:

Sitting Room

10'7"

Feature fireplace tiled hearth, radiator, wooden flooring, built-in storage cupboard. Wood burner feature not included.

Kitchen

6'9"

Fitted with a matching range of base and eye level units with worktop space over, butler style sink unit with swan neck mixer tap, integrated fridge, freezer, washing machine and tumble dryer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, window to rear, Roof lantern, door to garden.

First Floor

Landing

Bedroom 1

10'0"

Window to front, feature fireplace with Victorian style surround, fitted double wardrobe(s), built-in cupboard.

Bedroom 2

6'4"

Window to rear, radiator.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with telephone style mixer tap and glass screen, vanity wash hand basin with mixer tap, low-level WC, tiled splashbacks, heated towel rail, window to rear, tiled flooring.

Outside

The property enjoys a generous rear garden which is enclosed by timber fencing. A small patio immediately from the house leads on the main lawn.

Beyond the lawn is a large, paved patio and raised timber decking area, a great space for entertaining and relaxation. The rear garden benefits from outside power sockets.

Driveway/Parking

An attractive block paved drive provides off-road parking for one vehicle.

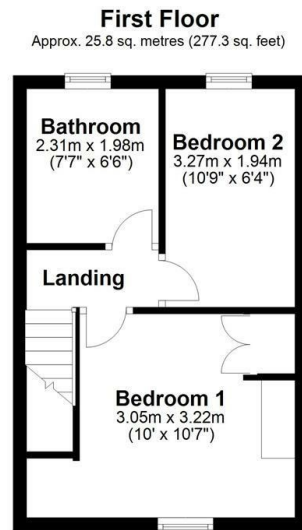
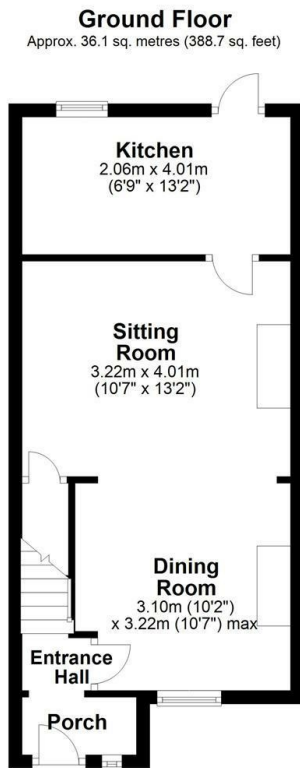
Viewings

By appointment with the agents.

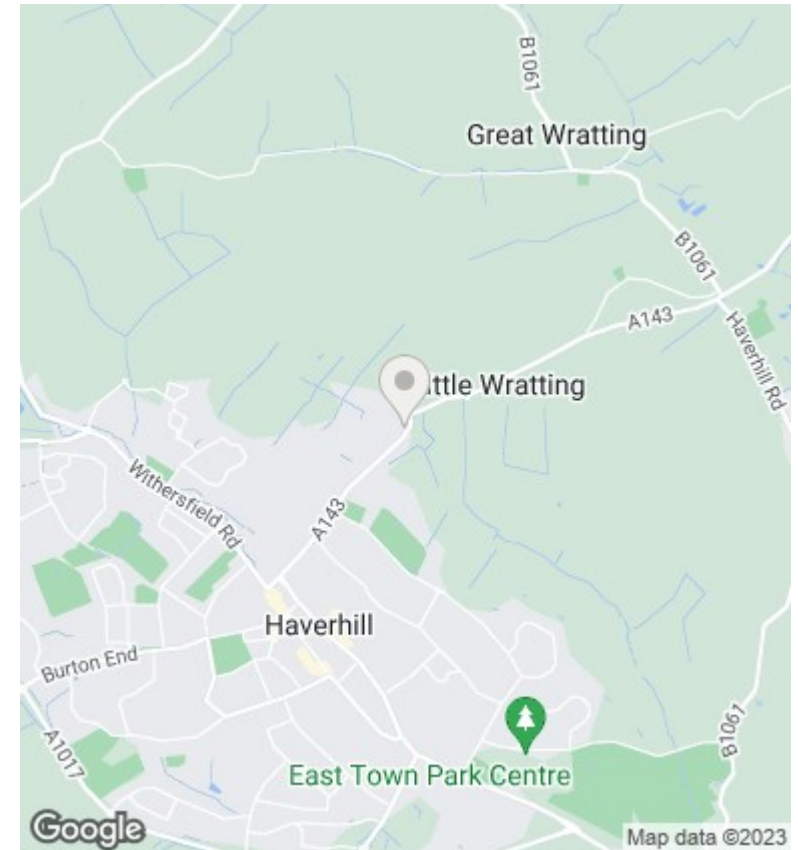
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Total area: approx. 61.9 sq. metres (666.0 sq. feet)



Directions

Viewings

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

Council Tax Band

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	64	
(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	