JAMIE WARNER
– ESTATE AGENTS –

98 Hales Barn Road, Haverhill, CB9 9SE

Guide Price £260,000

- CHAIN-FREE property opportunity
- Generous sitting room
- Attractive family bathroom
- Three bedrooms
- Kitchen/diner with garden access
- South facing rear garden
- Main bedroom with en suite
- Downstairs WC
- Car port parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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98 Hales Barn Road, Haverhill CB9 9SE

This CHAIN-FREE, three bedroom property presents an enticing opportunity for a swift move. The house boasts numerous benefits, including a generously sized sitting room and a kitchen/diner that opens onto a south-facing rear garden. The main bedroom features an en suite, while a downstairs WC and an attractive family bathroom enhance the appeal. Additionally, carport parking at the rear provides added convenience.

3 2 1 C

Council Tax Band: C

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.

Entrance Hall

Upon entering the hall, you will find a radiator and wooden flooring. The hall also provides access to a WC and a sitting room.

WC

The WC features a two-piece suite, including a pedestal wash hand basin with a mixer tap and a low-level WC. It is adorned with tiled splashbacks, a radiator, and wooden flooring.

Sitting Room

18'0" x 10'5"

A spacious sitting room with a front-facing window, two radiators, attractive wooden flooring, and stairs leading to the first floor. This room also features a convenient built-in cupboard.

Kitchen/Dining Room

9'5" x 13'11"

The kitchen and dining room is equipped with a coordinated set of base and eye-level units, offering ample worktop space. It features a stainless steel sink unit with a single drainer and mixer tap, an integrated fridge/freezer, and plumbing for a washing machine. There is also space for a tumble dryer. The room is fitted with a fan-assisted electric oven and a built-in gas hob with an extractor hood. With its rear window, radiator, and tiled flooring, the space is bright and comfortable. It also has French doors leading to the garden, adding an inviting touch.

Landing

Loft access, door leading to all first floor rooms

Bedroom 1

10'4" x 9'0"

Bedroom 1 features two windows at the front, which floods the room with ample natural light. It also includes a radiator and a built-in double wardrobe for storage.

En-suite

The en suite features a three-piece suite, including a pedestal wash hand basin with a mixer tap. It also has a tiled shower enclosure with a fitted shower over and glass screen, as well as a low-level WC. The walls are fully tiled, and there is a window to the front along with a radiator.

Bedroom 2

11'4" x 7'8"

Bedroom 2 features a window overlooking the garden at the rear, along with a built-in double wardrobe and a radiator.

Bedroom 3

8'4" x 6'0"

Bedroom 3 features a window at the rear, providing a pleasant view of the garden. It also includes a radiator and a built-in double wardrobe for added convenience.

Family Bathroom

The bathroom is equipped with a three-piece suite, featuring a panelled bath with a shower attachment and mixer tap. It also includes a pedestal wash hand basin

with a mixer tap and a low-level WC. The tiled splashbacks and heated towel rail add a touch of elegance.

Outside

The rear garden, facing south, is tiered and features two delightful decking areas, perfect for relaxing. The decking is surrounded by plum slate chippings, creating a low maintenance garden. Enclosed by timber fencing, the garden also includes a gated access to the side boundary.

Car Port

The property features a car port located at the rear, offering added convenience.

Viewings

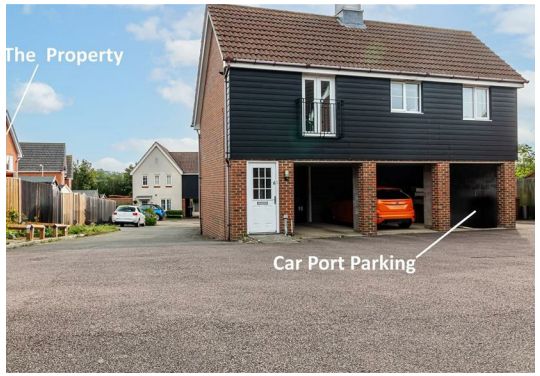
By appointment with the agents.

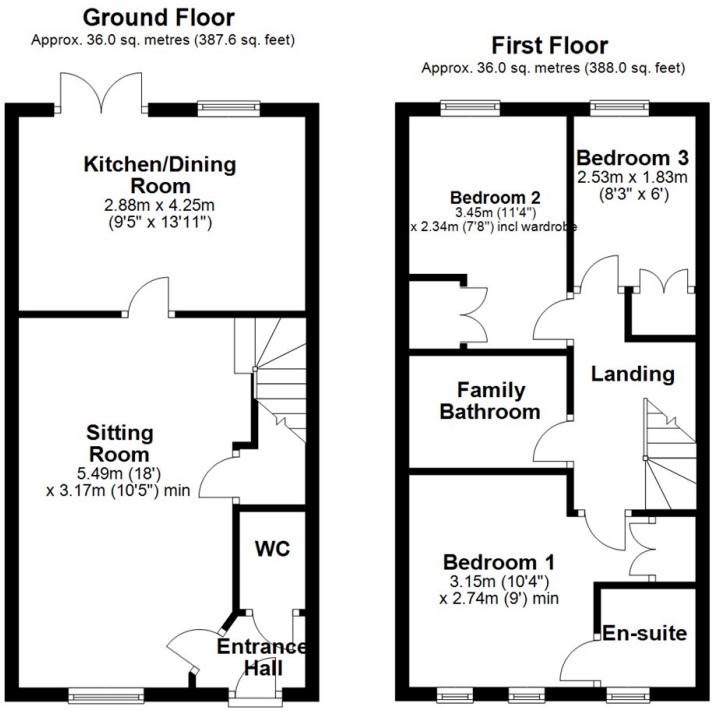
Special Notes

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.


The Property
Car Port Parking



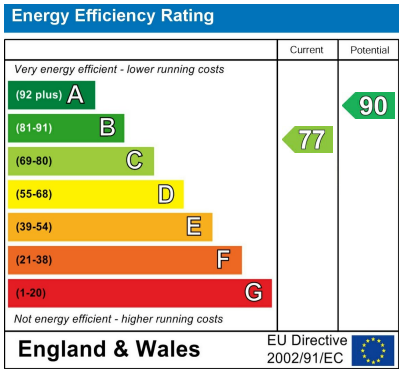
Total area: approx. 72.1 sq. metres (775.6 sq. feet)

Viewings

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

Council Tax Band

C



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