JAMIE WARNER
ESTATE AGENTS

11 Raine Avenue, Haverhill, CB9 9QF

Guide Price £285,000

- Three Bedrooms
- Fitted Kitchen
- Low Maintenance Rear Garden
- Sitting/Dining Room
- Downstairs WC
- Backing Onto An Open Field
- Conservatory
- En Suite & Family Bathroom
- No Onward Chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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11 Raine Avenue, Haverhill CB9 9QF

Welcome to this charming end terrace house located on Raine Avenue on the Cambridge side of town. This property boasts a spacious sitting/dining room and also enjoys extra space from the addition of a conservatory, With three bedrooms and two bathrooms and a downstairs wc there is ample space for everyone.

The convenience of a garage and off-road parking ensures you never have to worry about finding a spot. The property's great position backing onto an open green space provides a tranquil and picturesque setting, ideal for enjoying the outdoors.

One of the highlights of this house is its south-facing garden, allowing you to soak up the sun and create a beautiful outdoor retreat.

With no onward chain, this house is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity to own a lovely home in a desirable location.

3 2 1 C

Council Tax Band: C

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

An inviting entrance hall features a radiator, wooden flooring, stairs leading to the first floor, and doors to all downstairs rooms.

WC

The WC features a front-facing window and is equipped with a two-piece suite including a wall-mounted wash basin with a mixer tap, tiled splashbacks, a low-level WC, full-height ceramic tiling on all walls, and tiled flooring.

Kitchen

10'8" x 7'6"

An attractive space featuring coordinated base and eye level units with rounded worktops, a 1+1/2 bowl stainless steel sink with a single drainer and mixer tap, dishwasher plumbing, fridge/freezer space, electric fan-assisted oven, integrated four-ring gas hob with extractor hood, radiator, and a front-facing window that floods the area with natural light. A cupboard also conceals a wall mounted combination boiler serving the heating and domestic hot water.

Sitting/Dining Room

16'9" x 14'0"

A spacious and inviting room, ideal for unwinding and dining. A window at the rear and a set of patio doors flood the space with natural light. The room features two radiators and attractive wooden flooring.

Conservatory

8'6" x 12'0"

An excellent addition, providing a space to enjoy views of the garden. It features a half-brick and uPVC double-glazed structure with a polycarbonate roof. Equipped with power and lights, wooden flooring, and French doors opening to the garden.

Landing

Access to all first floor rooms, loft access.

Bedroom 1

12'8" x 8'7"

The primary bedroom boasts two front-facing windows, a radiator, and a convenient built-in double cupboard, with access to the en suite through a door.

En-suite

Furnished with a three-piece suite comprising a vanity washbasin with a mixer tap, a tiled shower enclosure with a fitted shower, and a folding glass screen. It also includes low-level, fully tiled walls. The room features a front window for natural light and ventilation, a radiator, and tiled flooring.

Bedroom 2

10'10" x 8'0"

Bedroom 2 features a radiator, a built-in double cupboard, and a window overlooking the picturesque rear garden and the charming field beyond.

Bedroom 3

8'10" x 5'7"

Bedroom 3 offers identical views to bedroom 2, featuring a rear window, radiator, and a built-in cupboard.

Bathroom

Equipped with a three-piece suite including a panelled bath with a shower attachment, mixer tap, and folding glass screen, as well as a pedestal wash hand basin and a low-level WC. Full-height ceramic tiling adorns all walls, complemented by tiled flooring.

Outside
The south-facing rear garden has been beautifully designed by the current owner, with strategically placed plants and flowers leading your gaze to a charming seating area at the garden's end, ideal for enjoying morning coffees. Adjacent to the conservatory, a paved section offers additional seating. The rest of the garden is landscaped with shingle, reducing maintenance efforts. For added convenience, there is a personal door providing access to the garage.

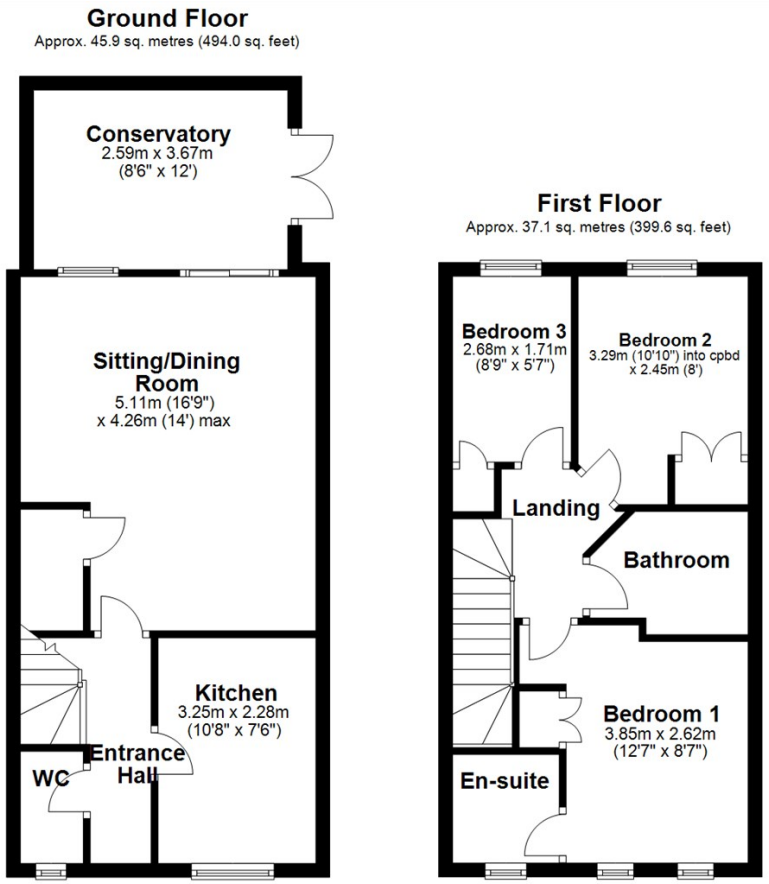
Garage & Driveway
A single garage with an up-and-over door, equipped with power and lighting, is linked to the garden by a personal door. Additional storage space is available in the eaves. A tarmac driveway leads to the garage, offering off-road parking.

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. 83.0 sq. metres (893.5 sq. feet)

Viewings

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

Council Tax Band C

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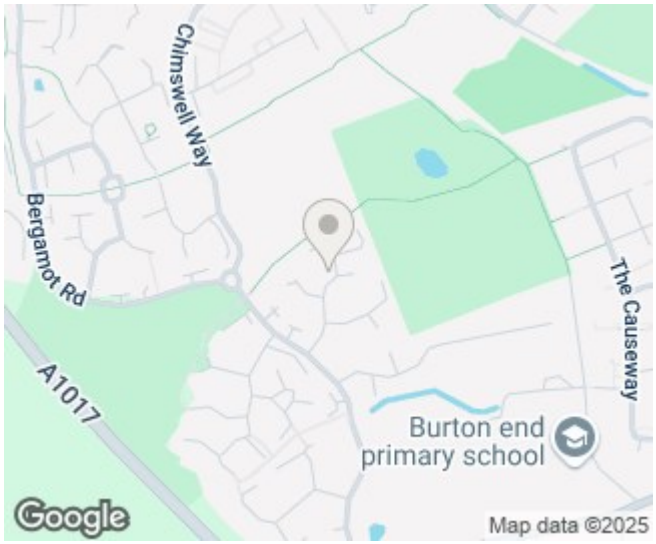

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