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ESTATE AGENTS

22 Bramble Close, Haverhill, CB9 9EN

£235,000

- Two well-proportioned bedrooms
- Chain-free for quick purchase
- Potential to extend (STPP)
- Generous plot with large garden
- Spacious kitchen/dining room layout
- Over 50ft private rear garden
- Sought-after Cambridge-side location
- Bright sitting room with bay window
- Driveway providing off-road parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Situated on a sought-after residential development on the Cambridge side of town, this charming two-bedroom home is an excellent opportunity for buyers seeking space, potential, and convenience.

Offered chain-free, the property occupies a particularly generous plot, providing one of the largest gardens in the development and fantastic potential to extend (STPP).

The ground floor features a bright sitting room with a bay window and a spacious kitchen/dining room, offering scope to modernise to your personal taste. Upstairs, you'll find two well-proportioned bedrooms, including a large double with built-in wardrobes, and a family bathroom ready for updating.

Outside, the property has plenty to offer. The front garden presents a welcoming approach, with potential to add further parking if desired. The rear garden, extending over 50ft, provides plenty of space for outdoor entertaining, with room for cultivation and personalisation to create your ideal outdoor retreat.

With its prime location, generous plot, and exciting potential to enhance and extend, this property is a rare find and a fantastic investment for those looking to create their ideal home. Don’t miss the chance to view this promising home.

2 1 1

Council Tax Band: B

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.

Ground Floor

Entrance Hall

The welcoming entrance hall provides access to the first floor and leads into the main living areas.

Sitting Room 4.03m (13'3") x 3.15m (10'4")

A bright and airy sitting room benefiting from a lovely bay window to the front, allowing natural light to flood the space. A radiator and neutral decor create a cosy yet versatile area, perfect for relaxing or entertaining.

Kitchen/Dining Room 4.12m (13'6") x 2.82m (9'3")

This spacious kitchen and dining room offers great potential for updating to your own taste. Currently fitted with a range of base and eye-level units, there is ample worktop space, a stainless steel sink with drainer and mixer tap, and room for essential appliances, including a washing machine, fridge, and cooker. A large window overlooks the rear garden, while the tiled flooring and built-in storage cupboard add practicality to the space.

First Floor

Landing

The landing provides access to all first-floor rooms.

Bedroom 1 4.12m (13'6") into recess x 2.84m (9'4")

A generously-sized double bedroom with two front-facing windows offering plenty of natural light. Featuring wooden flooring, two radiators, and built-in double wardrobes, this room provides ample storage.

Bedroom 2 3.37m (11'1") max x 2.13m (7')

A comfortable second bedroom with a rear-facing window overlooking the garden. Complete with a radiator.

Bathroom

The bathroom is fitted with a classic three-piece suite, including a panelled bath with independent shower and telephone-style mixer tap, a pedestal wash hand basin, and a low-level WC. Finished with tiled splashbacks, a heated towel rail, and tiled flooring.

Outside

This property enjoys one of the largest plots for a two-bedroom home in the development. The front garden is laid to lawn, offering a charming approach to the house, and it could be reimagined to provide additional parking if desired.

The rear garden features a paved patio area ideal for outdoor seating and entertaining. A pathway leads alongside the house, where there is a timber shed and a gate providing access to the front. The main garden extends over 50ft and is laid to lawn, surrounded by mature shrubs and hedges.

Off Road Parking

The property is has tarmac driveway that provides parking for a couple of vehicles.

Viewings

By appointment with the agents.

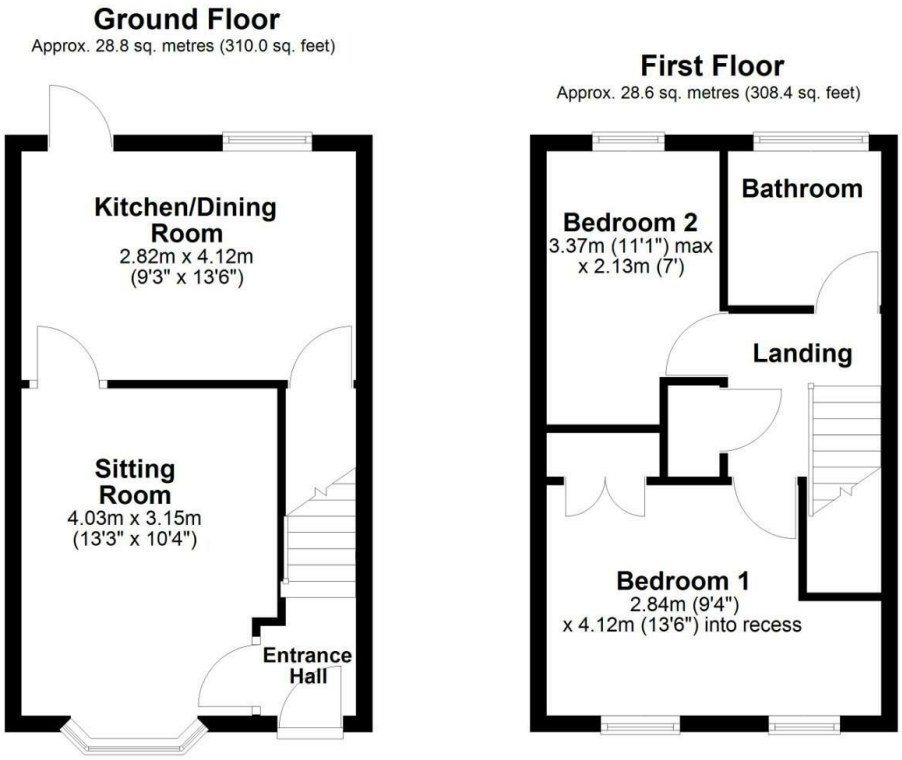
Special Notes

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. 57.4 sq. metres (618.3 sq. feet)

Directions

Viewings

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

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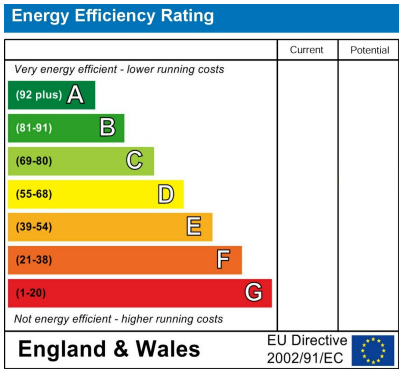

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