



JAMIE WARNER  
— ESTATE AGENTS —



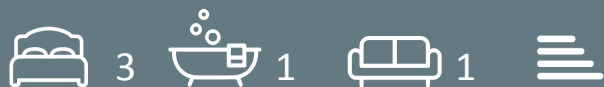
## 25 Cambridge Close, Haverhill, CB9 9HP

Guide Price £210,000

- Three Bedrooms
- Downstairs WC
- Pleasant Edge of Development Position
- Attractive Kitchen/Dining Room
- Modern Bathroom Suite
- Double Glazing
- Spacious Sitting Room
- Private Rear Garden
- Gas Radiator Heating

## 25 Cambridge Close, Haverhill CB9 9HP

(NO ONWARD CHAIN) A generously proportioned three-bedroom family house in a prime location on the edge of the sought-after Cambridge Way development. This property is being sold chain-free and boasts numerous appealing features, including an attractive kitchen/dining room, spacious sitting room, downstairs WC, and a modern bathroom. Situated adjacent to a small green space, the property also offers a delightful private rear garden.



Council Tax Band: B



### 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 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

The entrance porch is constructed with uPVC, featuring quarry tiled flooring. It leads to the entrance hall.

### Entrance Hall

The entrance hall features a radiator and offers access to a storage cupboard, a WC, and the kitchen/dining room. Additionally, there is a door leading to the rear hall.

### WC

The WC features a front-facing window and is equipped with a two-piece suite that consists of a wall-mounted wash hand basin with tiled splashbacks and a low-level WC.

### Kitchen/Dining Room

11'7" x 12'4"

This area features a coordinated selection of base and eye level units with round-edged worktops. It includes a stainless steel sink unit with a single drainer and a convenient mixer tap. There is plumbing available for a washing machine, and ample space for a fridge/freezer. You'll find a fitted electric fan-assisted oven and a four-ring ceramic hob with an extractor hood above. The room is well-lit with a window facing the front, and a radiator provides comfort. The flooring is tiled, and there is an archway that leads to the inviting sitting room.

### Sitting Room

13'3" x 12'4"

The sitting room features a radiator, patio doors leading to the garden, and a door connecting to the rear hall. This arrangement creates a seamless flow and adds to the overall appeal of the space.

### Rear Lobby

In the rear hall, you'll find a radiator, stairs that lead to the first floor, a door that opens to the garden, and a convenient built-in cupboard.

### Landing

Access to all first floor rooms, access to loft.

### Bedroom 1

11'1" x 12'3"

This spacious double bedroom boasts a front-facing window and a convenient built-in cupboard, offering ample storage space.

### Bedroom 2

10'10" x 10'10"

This double bedroom boasts a rear-facing window with a delightful view of the garden. It also offers the convenience of two built-in cupboards.

### Bedroom 3

7'8" x 7'9"

A generous-sized single bedroom with a window at the rear, overlooking the garden.

### Bathroom

The bathroom features a three-piece suite, including a corner bath with a shower off a mixer tap and an additional electric shower, along with a glass screen. It also has a vanity wash hand basin with a mixer tap and a low-level WC. The walls are fully tiled with ceramic tiles. There is a window to the front, providing natural light.

### Outside

The property boasts a beautiful rear garden, abundant with a variety of mature flowers and shrubs on display. A paved patio sits adjacent to the house, creating a delightful space for entertaining. Moreover, the garden offers the advantage of privacy, being enclosed by timber fencing and featuring a gated access at the top of the garden.

### Viewings

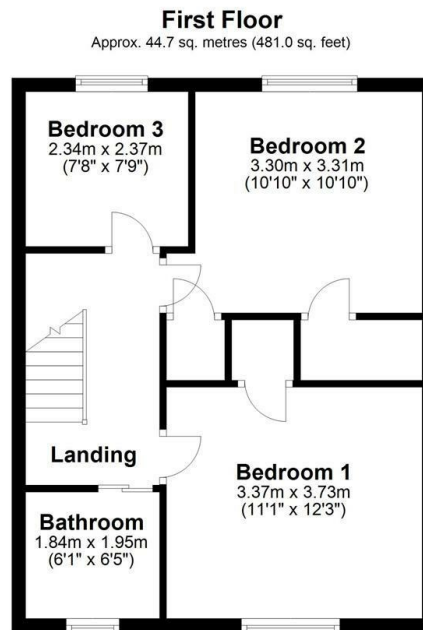
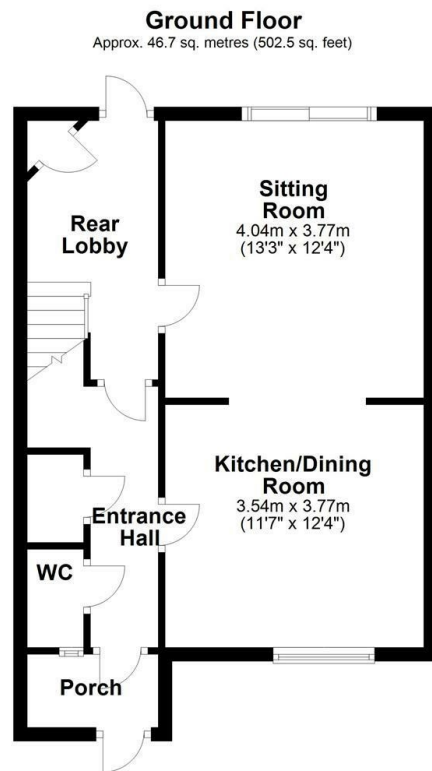
By appointment with the agents.

### Special Notes

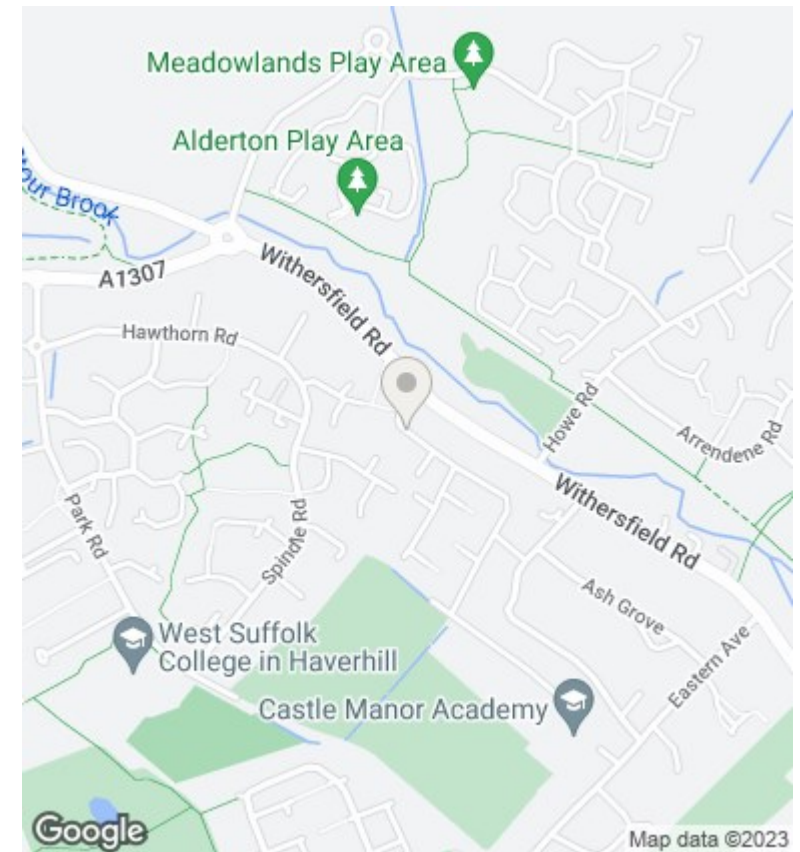
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 91.4 sq. metres (983.5 sq. feet)



## Viewings

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

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