JAMIE WARNER
ESTATE AGENTS

22 Horsham Close, Haverhill, CB9 7HN

Guide Price £239,950

- Beautifully presented two-bedroom house
- Well-appointed fitted kitchen
- Single garage for secure parking
- Recently refurbished throughout
- Stylish modern bathroom suite
- Convenient front-of-house parking
- Expansive living/dining room
- Private rear garden
- Offered for sale with no onward chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

22 Horsham Close, Haverhill CB9 7HN

Welcome to this charming two-bedroom house, located in the sought-after Hanchet Village on the Cambridge side of town. This property has undergone a complete refurbishment, offering a delightful living/dining room, a well-fitted kitchen, and a modern bathroom suite. Sold with no onward chain, this home also boasts a private rear garden, a single garage, and convenient parking at the front. Don't miss out on this exciting opportunity!

2 1 1 C

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 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.

Porch

Featuring wooden flooring, an entrance door, and a door leading to the sitting room.

Living Room

13'10" x 13'1"

The living room features a window to the front, a radiator, and stairs leading to the first floor. It is open plan to:

Dining Room

10'2" x 7'1"

The dining area is equipped with a radiator and features a door leading to the kitchen. Additionally, it boasts French doors that open up to a beautiful garden.

Kitchen

10'2" x 5'8"

The kitchen is equipped with a cohesive set of base and eye level units. The countertops have rounded edges, and there is a stainless steel sink unit with a single drainer and mixer tap. Plumbing is available for a washing machine, and there is ample space for a fridge/freezer. An electric oven is installed, along with a built-in four-ring gas hob and an extractor hood above it. A window at the rear provides a view of the garden, and a there is also a radiator.

Landing

Access to loft and all first floor rooms. Two built-in cupboards, with one housing a wall-mounted gas-fired combination boiler.

Bedroom 1

10'6" x 13'1"

Featuring two front-facing windows, a radiator, and a fitted wardrobe with hanging rails and shelving. Additionally, there is a dressing table.

Bedroom 2

9'11" x 6'8"

Looking out onto the garden, Bedroom 2 features a window to the rear, accompanied by a radiator.

Bathroom

Featuring a three-piece suite, including a panelled bath with an independent electric shower and mixer tap. It also includes a pedestal wash hand basin and a low-level WC, with tiled splashbacks. The bathroom has a window to the rear and is equipped with a radiator.

Outside

The rear garden of this property offers a private and inviting space. It features a paved patio that extends from the house, perfect for relaxation and hosting gatherings. Beyond the patio, you'll find a spacious lawn with a beautiful tree

positioned at the end of the garden. Timber fencing encloses the garden, with a convenient gate located at the rear where a resident's path leads to the garage area.

Garage & Parking

The property features a single garage en bloc with an up and over door, along with eaves storage space. For convenience, there is an allocated parking space directly in front of the property.

Viewings

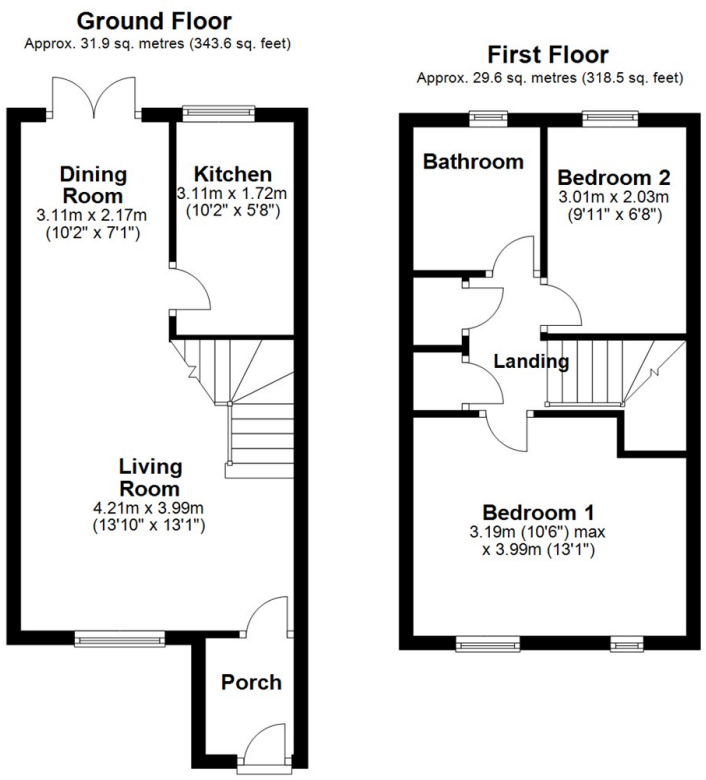
By appointment with the agents.

Special Notes

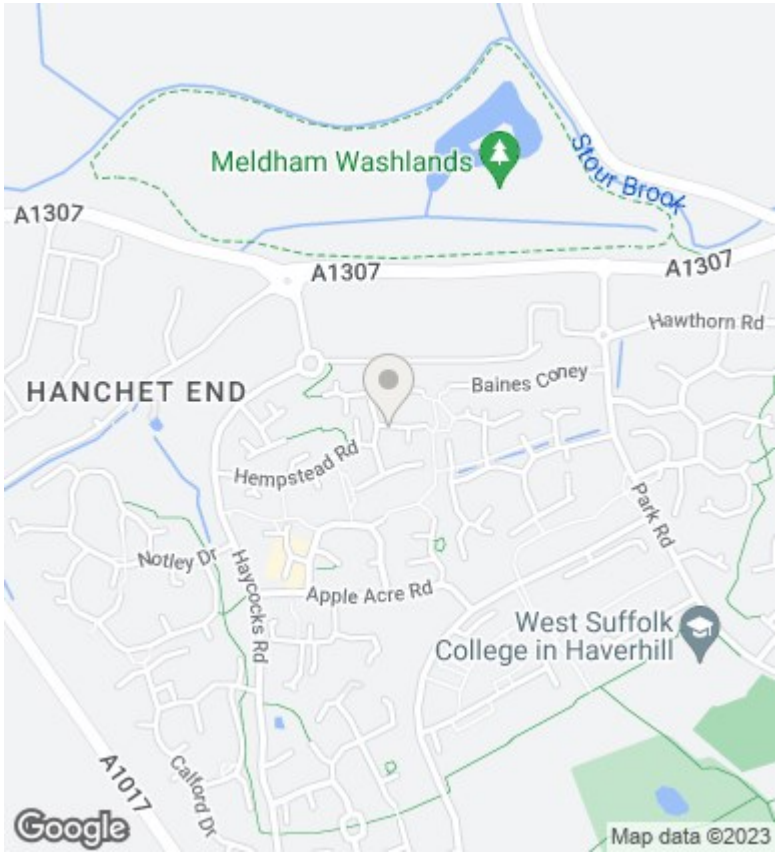
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 61.5 sq. metres (662.1 sq. feet)

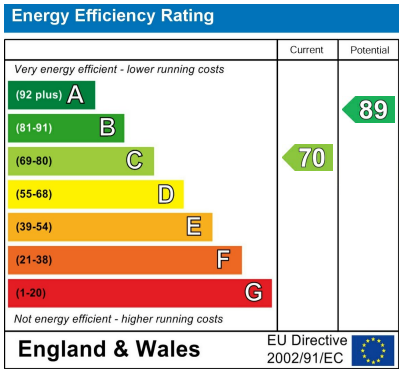


Viewings

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

Council Tax Band B

B



2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk