



JAMIE WARNER  
— ESTATE AGENTS —



## 16 Meeting Walk, Haverhill, Suffolk, CB9 8EF

£245,000

- Popular Victorian terrace setting
- Sociable kitchen/dining space
- Enclosed rear garden with deck
- Sitting room with bay window
- Stylishly refitted bathroom
- Tucked away central location
- Character fireplaces and features
- Three well-proportioned bedrooms
- Rare off-road parking behind

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# 16 Meeting Walk, Haverhill CB9 8EF

## CHARACTER VICTORIAN HOME WITH PARKING

Located within a popular Victorian terrace, this well-presented three-bedroom home combines period charm with modern upgrades. The property offers a welcoming sitting room with bay window and window seat, a sociable kitchen/dining space, and a stylishly refitted bathroom. Outside, there is a private rear garden with decked seating area and lawn, plus the rare advantage of off-road parking directly to the rear.



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

#### Sitting Room

3.66m (12') x 3.66m (12')

A welcoming reception space featuring a bay window with built-in window seat to the front, ideal for relaxing with a book or enjoying views of the street scene. The room also boasts an elegant Victorian-style fireplace with timber mantle, radiator and wooden flooring. The entrance door opens into the room, with a further door

to an inner hall where there is a useful built-in storage cupboard.

#### Dining Room

3.66m (12') x 3.00m (9'10")

A characterful room with a feature exposed brick chimney breast and fireplace, rear aspect window, radiator and wooden flooring. Open plan to the kitchen, creating a sociable flow through the ground floor.

#### Kitchen

2.44m (8') x 2.31m (7'7")

Fitted with a range of base and eye-level units complemented by round-edged worktops and a stainless steel sink unit with drainer and mixer tap. There is plumbing for a washing machine, space for a fridge/freezer, a built-in eye-level electric oven and a four-ring gas hob with extractor hood over. Side aspect window, wooden flooring, and door to rear lobby leading to the bathroom.

#### Bathroom

Recently refitted with a stylish three-piece suite comprising panelled bath with glass screen, rainfall shower head and separate hand attachment, sleek vanity unit with inset wash hand basin and mixer tap, and low-level WC. Finished with contemporary wall panelling, tiled flooring, and bold décor, with a rear aspect window bringing in natural light.

### FIRST FLOOR

#### Landing

Doors to:

#### Bedroom 1

3.66m (12') x 3.66m (12')

A generous double bedroom with front aspect window, feature fireplace, radiator, wooden flooring and storage cupboard.

### Bedroom 2

3.66m (12') x 3.00m (9'10")

A second double bedroom with rear aspect window, feature fireplace, radiator, and door leading to:

### Bedroom 3

2.31m (7'7") x 2.26m (7'5")

A versatile third bedroom with rear aspect window and heated towel rail – ideal as a single bedroom, nursery or study.

### OUTSIDE

The property enjoys a private rear garden, thoughtfully designed for both relaxation and entertaining. A raised timber deck provides a perfect seating and dining area, stepping down to a lawn bordered by established planting and enclosed with timber fencing for privacy. A large timber shed offers excellent storage or workshop potential.

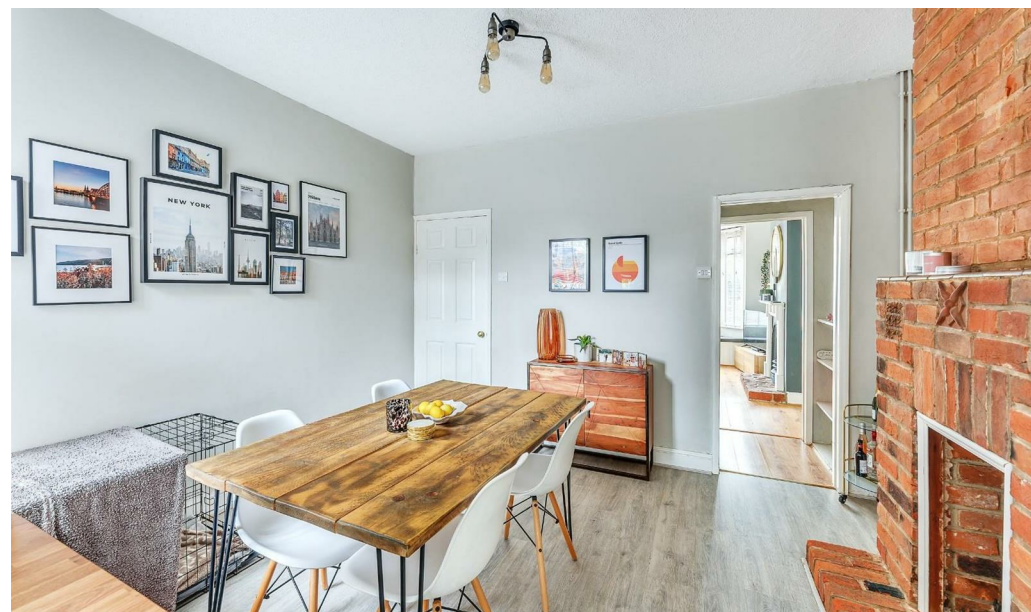
At the far end of the garden a gate opens to a private driveway, providing convenient off-road parking directly behind the property.

### 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.





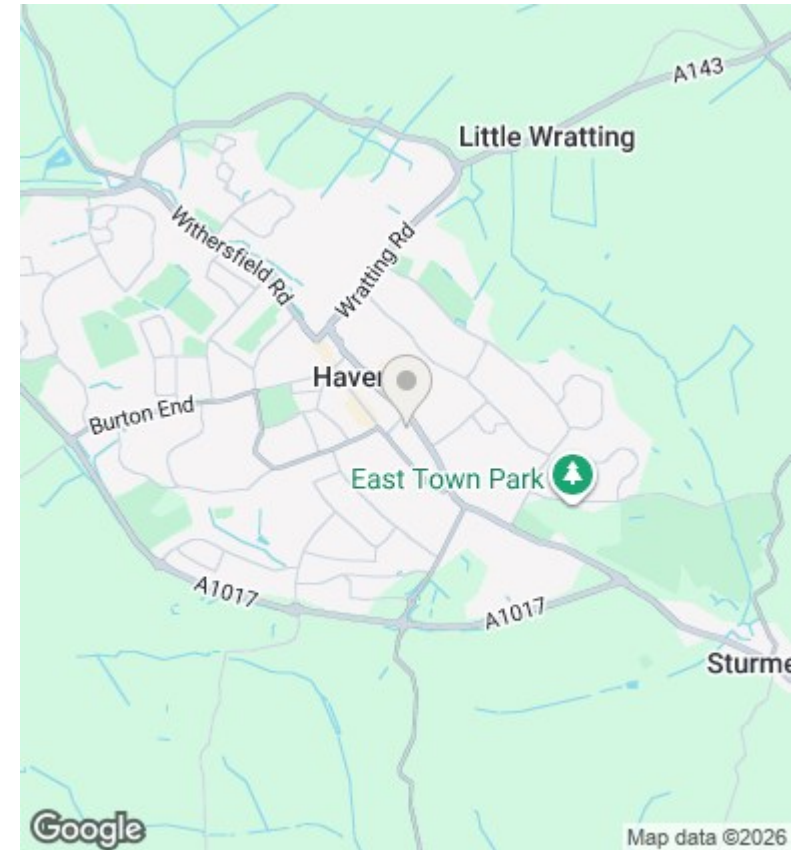
**Ground Floor**  
Approx. 38.1 sq. metres (410.3 sq. feet)



**First Floor**  
Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 71.6 sq. metres (770.7 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	