JAMIE WARNER
ESTATE AGENTS

8 Poplar Close, Haverhill, CB9 9EJ

Guide Price £270,000

- Two Generous Bedrooms
- Modern Bathroom Suite
- Popular Cul De Sac
- Gas Radiator Heating
- Stunning Kitchen/Dining Room
- South-Facing Garden
- Cambridge Side Of Town
- Lovely Sitting Room
- Off-Road Parking
- Double Glazing

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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This delightful & generous two bedroom property has been modernised throughout and is perfect for anyone looking for a great spot in a popular location on the Cambridge side of Haverhill.

On the ground floor there is the stunning kitchen/dining room, filled with light from the south-facing garden. The spacious sitting room is a relaxing space and the ground floor is complimented throughout by oak flooring.
The first floor enjoys two generous bedrooms and a modern bathroom suite.

The south-facing rear garden and off-road parking make this a perfect home for first time buyers or those looking to down-size.

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Council Tax Band: B

Entrance Hall
Oak flooring, stairs, entrance door, door to:

Sitting Room
13'3" x 9'3"
Bow window to front, oak flooring, radiator, arch way to:

Kitchen/Dining Room
9'2" x 13'4"
Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer and swan neck mixer tap, integrated slimline dishwasher and washing machine, fitted electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, oak flooring, french doors to garden, door to storage cupboard.

Landing
Loft hatch, built-in cupboard, access to all rooms.

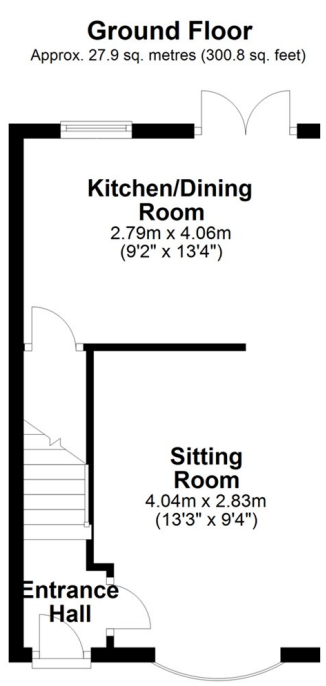
Bedroom 1
10'0" x 13'4"
Two windows to front, radiator.

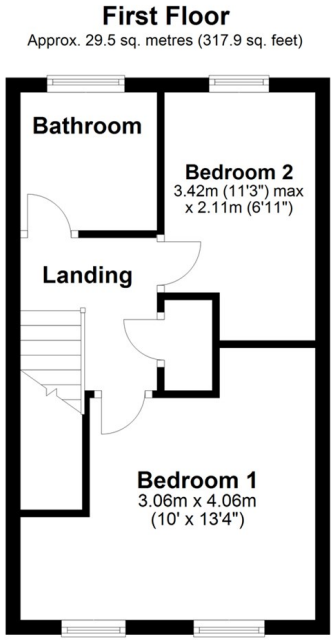
Bedroom 2
11'3" x 6'11"
Window to rear, radiator.

Bathroom
Fitted with a three piece suite comprising a panelled bath, wall mounted wash hand basin and low-level WC, heated towel rail, window to rear.

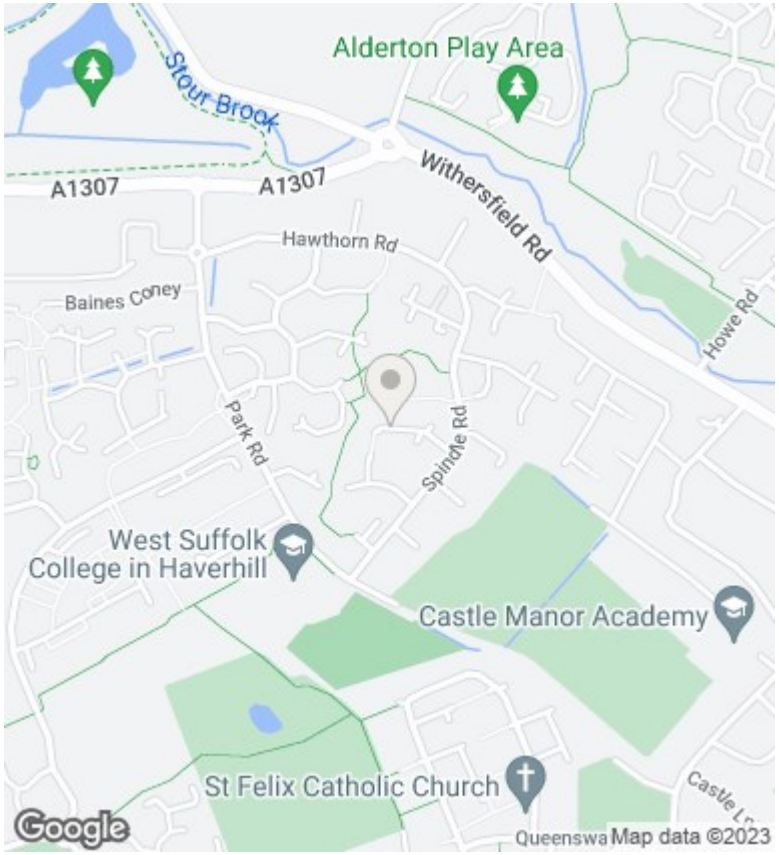
Door to:

Outside
The property enjoys a generous south-facing rear garden which has been improved by the present owners. There is a spacious patio area immediately from the house providing a pleasant area for entertaining and relaxation. Steps lead up onto the lawn area where a raised flower bed lined with railway style sleepers runs along the rear boundary. The garden is enclosed by fencing and a gate gives access to the front and drive, There is also an outside tap.
The tarmac drive provides off road parking. The front garden is lawned and enclosed by a low brick wall.





Total area: approx. 57.5 sq. metres (618.



Viewings

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

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