JAMIE WARNER
ESTATE AGENTS

# 30 Bute Court, Haverhill, CB9 8LP

## Guide Price £195,000

- Three Generous Bedrooms
- Utility Room
- No Onward Chain
- Sitting Room
- Double Glazing
- Kitchen/Dining Room
- Gas Radiator Heating

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# 30 Bute Court, Haverhill CB9 8LP

A generously proportioned three-bedroom end-terrace house, offered for sale without a chain. Boasting a spacious kitchen/dining area, a comfortable sitting room, and a convenient utility room. This property is perfect for first-time buyers or as a lucrative rental investment opportunity.

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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.

## Entrance Hall

Entrance door, window to front, radiator, wooden flooring, stairs to first floor, door to:

## Sitting Room

13'0" x 15'9"
Window to rear, radiator, door to:

## Kitchen/Dining Room

13'0" x 9'7"
Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to front, window to rear, radiator, wooden flooring, door to rear garden.

## Utility Room

5'6" x 9'1"
Fitted with a matching base and eye level units with round edged worktops, plumbing for washing machine, space for tumble dryer, window to side, wooden flooring, wall mounted gas combination boiler, door to the front garden.

## Landing

Window to front, two built-in cupboards.

## Bedroom 1

12'4" x 10'0"
Window to rear, radiator.

## Bedroom 2

13'0" x 8'5"
Window to rear, radiator.

## Bedroom 3

9'11" x 6'10"
Window to rear, radiator.

## Bathroom
Fitted with a two piece comprising panelled bath with independent separate electric over and mixer tap and vanity wash hand basin, tiled splashbacks, heated towel rail, window to front, door to:

## WC
Window to front, fitted with a low-level WC.

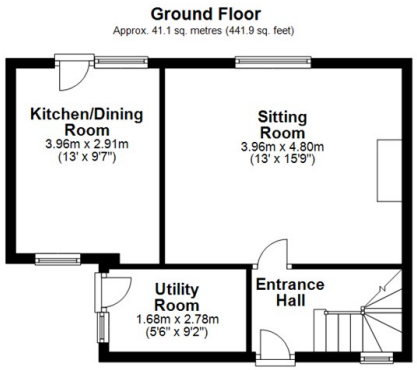
## Outside
The rear garden has a paved patio from the house covered by a timber pergola. There is an an area laid with artificial lawn and the remaining garden is laid with block paving. The garden is enclosed by timber fencing with a gated access at the rear. The front garden is laid to lawn and enclosed by picket style fencing.

## Viewings
By appointment with the agents.

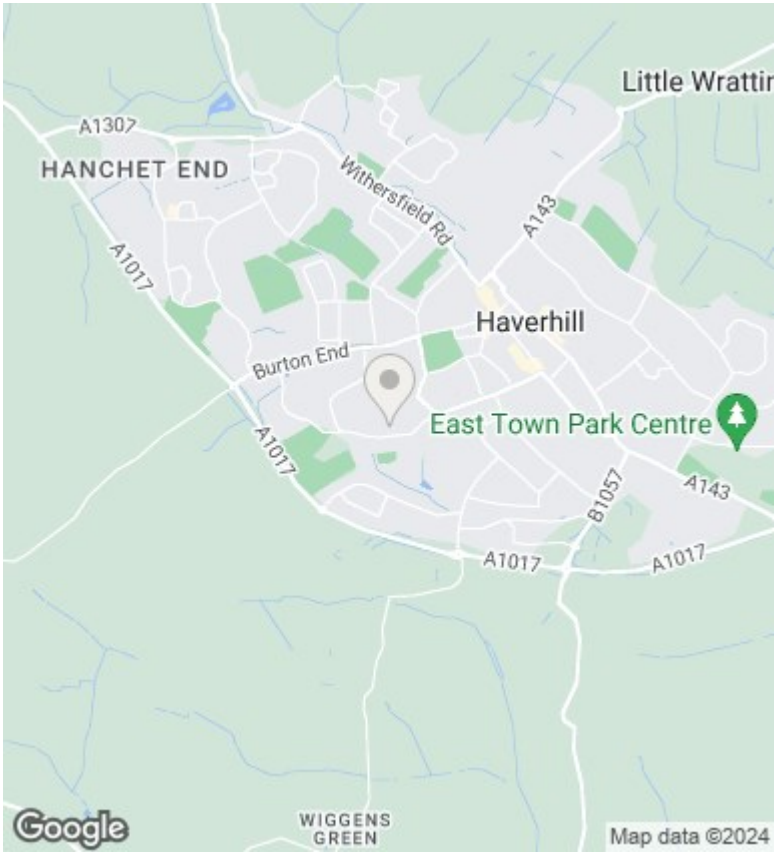
## Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 82.7 sq. metres (889.8 sq. feet)

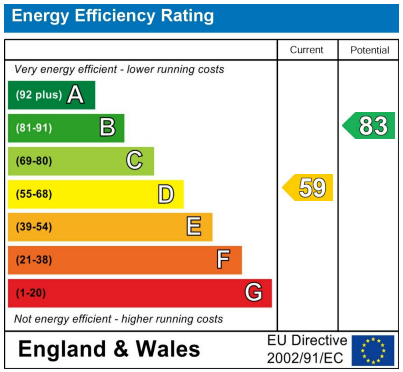



## Viewings

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

## Council Tax Band B

B

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