



JAMIE WARNER
— ESTATE AGENTS —



29 White Caville, Haverhill, CB9 9QG

Guide Price £265,000

- Location: Desirable Cambridge side of town
- Double Aspect Sitting Room
- Generous front garden
- No Onward Chain: Hassle-free move-in
- Driveway for two vehicles
- Close to Amenities
- Well-maintained property throughout
- Potential for Extra Parking
- Perfect for first buyers or investors

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Check out this awesome three-bedroom semi-detached house located on the Cambridge side of town. It's up for sale with no onward chain, so you can move in hassle-free! The property is beautifully presented throughout and features a double aspect sitting room that opens up to a delightful rear garden. You'll also find a fitted kitchen and a pleasant bathroom suite. With a drive in the front offering parking for two vehicles. Plus, the generous front garden gives you the rare opportunity to create even more parking space. Don't miss out on this amazing opportunity!



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.

Entrance Hall

Come on in through the entrance door into the entrance hall. You'll find a radiator and stairs leading to the first floor. The flooring is a wood-effect vinyl, door to:

Kitchen

8'0" x 8'5"

The kitchen is equipped with a coordinated selection of base and eye level units featuring round edged worktops. It includes a stainless steel sink unit with a single drainer and mixer tap, plumbing for a washing machine, ample space for a fridge/freezer and cooker with a convenient pull-out extractor hood above. There is a window to the front, and a wall-mounted gas boiler. The flooring is finished with wood-effect vinyl.

Sitting/Dining Room

16'0" x 14'11"

The sitting room features a window to the rear and side, providing a double aspect and ample natural light. It includes two radiators, a patio door leading to the rear garden, and a convenient built-in storage cupboard.

Landing

Provides loft access and entry to all first floor rooms, along with a convenient built-in storage cupboard.

Bedroom 1

13'1" x 8'6"

This is a double bedroom with a window overlooking the garden at the rear. It also has a radiator.

Bedroom 2

10'11" x 8'6"

A spacious double bedroom featuring a window at the front and a radiator.

Bedroom 3

8'9" x 6'1"

Features a window overlooking the garden at the rear and a radiator.

Bathroom

The bathroom is equipped with a three-piece suite, including a panelled bath with a shower over, a mixer tap, and a shower curtain. There is also a pedestal wash hand basin with a mixer tap and a low-level WC. The tiled splashbacks, window to the front, radiator, and tiled flooring complete the space.

Outside

The rear garden is primarily laid to lawn and enclosed by timber fencing. At the head of the garden, you'll find a garden shed. There is a gated access leading to the front. A delightful decking area, covered by a timber pergola, is

situated just off the house, creating a lovely space for relaxation and entertaining. Additionally, the property boasts a spacious frontage with ample lawn beyond the tarmac driveway. This area could potentially be converted to provide enhanced parking options.

Drive/Parking

The property has the advantage of having parking spaces right in front of the house, allowing for convenient side-by-side parking for two vehicles. As mentioned earlier, the property's frontage also provides an opportunity for additional parking.

Viewings

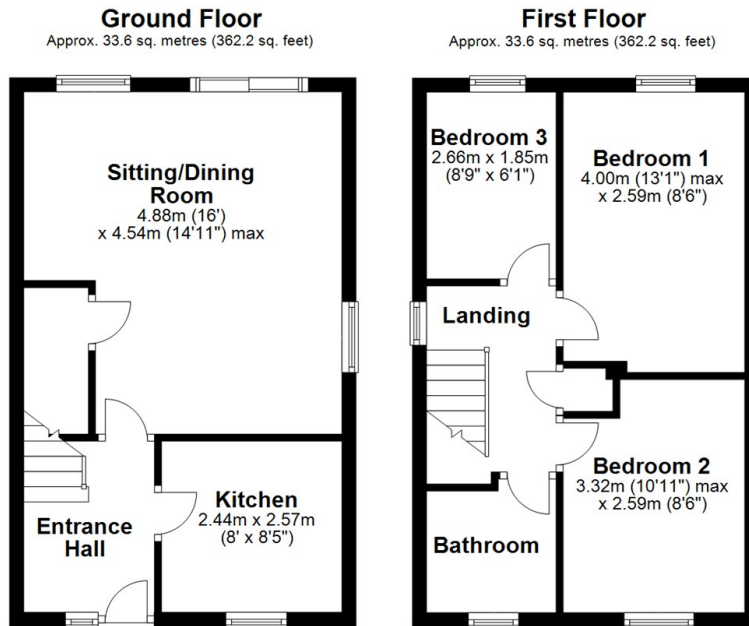
By appointment with the agents.

Special Notes

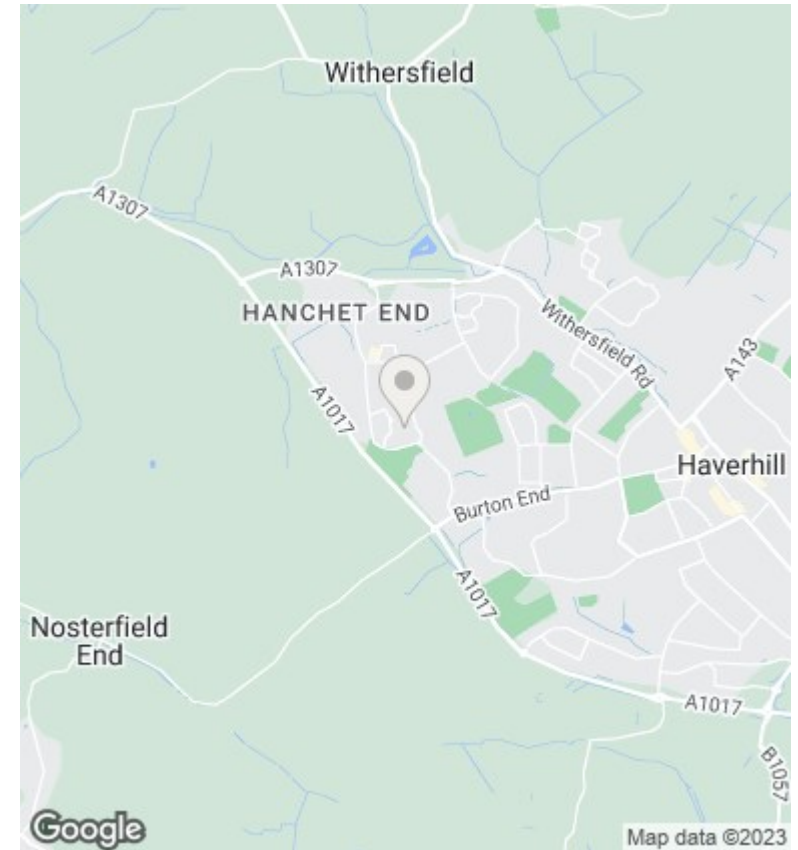
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 67.3 sq. metres (724.4 sq. feet)



Viewings

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

Council Tax Band

B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 75 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |