



JAMIE WARNER  
— ESTATE AGENTS —



## 31 Burton End, Haverhill, CB9 9LU

Guide Price £265,000

- Three Bedrooms
- Modern Bathroom Suite
- Off-Road Parking
- Town Centre Location
- Sitting Room
- Outdoor Entertaining Area
- Double Glazing
- Kitchen/Dining Room
- Garden Man Cave
- Gas Radiator Heating

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## 31 Burton End, Haverhill CB9 9LU

A nicely presented and generous, 1940's end terraced house located within walking distance of the town Recreation ground and town centre. The property benefits from a spacious kitchen/dining room and a pleasant sitting room. Outside there is a lovely rear garden which enjoys a brilliant entertaining area including a cool man cave and hot tub area.



Council Tax Band: B



## GROUND FLOOR

### Entrance Hall

Radiator, wooden flooring, stairs to first floor, doorway to:

### Sitting Room

12'0" x 13'9"

Window to front, feature fireplace with oak mantle, radiator, open plan to Kitchen/Dining Room, door to built in under-stairs cupboard.

### Kitchen/Dining Room

10'8" x 16'9"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for american style fridge/freezer, space for range oven, window to rear, radiator, wooden flooring.

### Rear Lobby

Double doors to storage cupboard, door to rear garden, door to:

### Bathroom

Fitted with a three piece suite comprising a panelled bath with independent shower over, mixer tap and glass screen, vanity wash hand basin with mixer tap, low-level WC, tiled splashbacks, heated towel rail, window to rear, tiled flooring, full height tiling to all walls.

## FIRST FLOOR

### Landing

Window to side. doors to all rooms. Loft access with drop down ladder. The loft is fully boarded with light connected.

### Bedroom 1

11'0" x 14'0"

Two windows to front, door to storage cupboard, radiator.

### Bedroom 2

11'7" x 8'6"

Window to rear, radiator.

### Bedroom 3

8'6" x 8'3"

Window to rear, radiator.

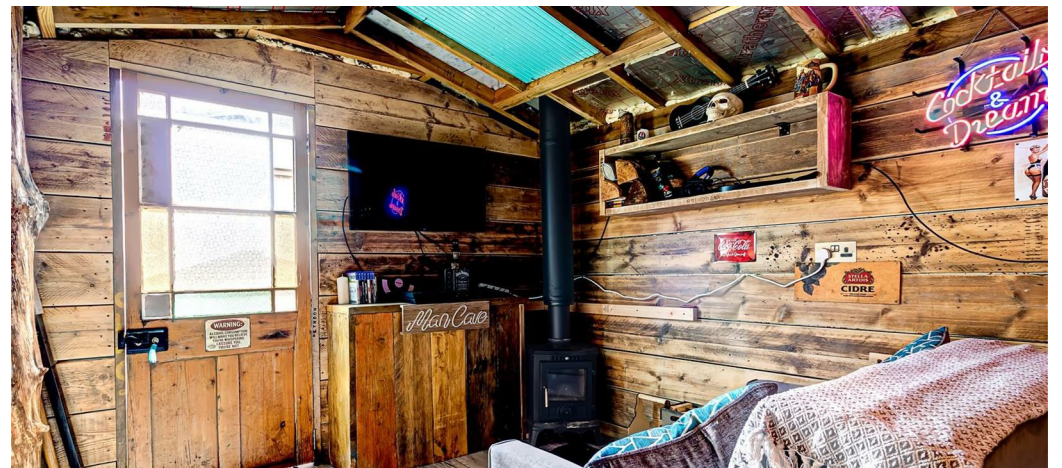
### Outside

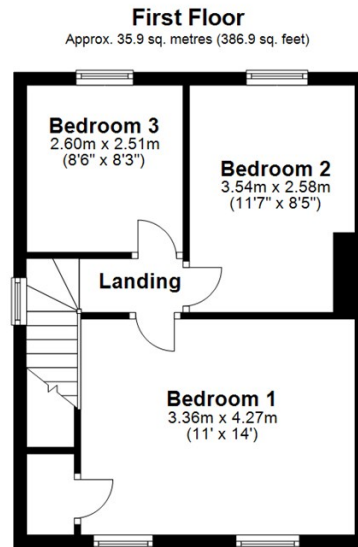
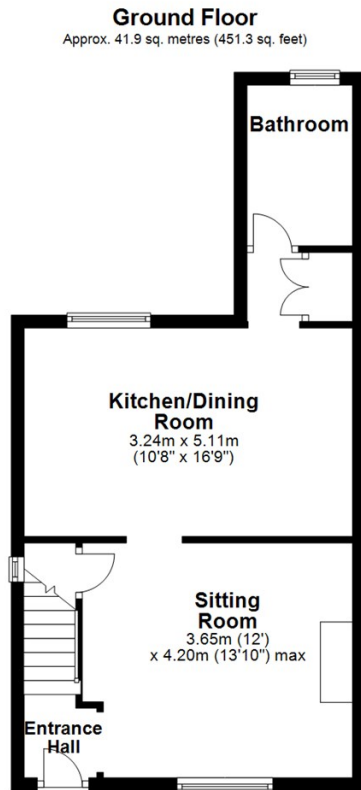
The rear garden has a concrete patio area immediately from the house with a gate providing access to a side passage. A pathway leads off to a residents access gate. Steps from the here leads to a paved patio which then leads to the main lawn. Beyond the lawn there is a brilliant entertainment area which includes a cool man cave with a cast iron wood burner, power and light is connected. There is also a covered area currently housing a hot tub (hot tub could be included by separate negotiation).

### Off-Road Parking

The property benefits from parking to the front for two vehicles.





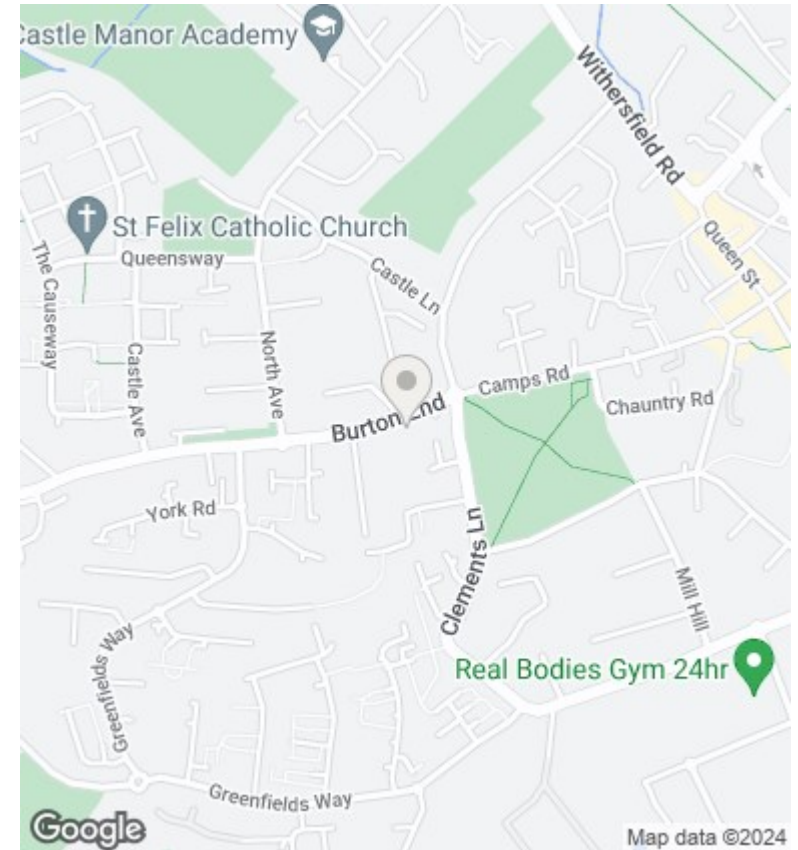


Total area: approx. 77.9 sq. metres (838.2 sq. feet)

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>43</b>	<b>80</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	