JAMIE WARNER
ESTATE AGENTS

41 Broadcroft Crescent, Haverhill, CB9 9JG

Guide Price £275,000

- Three Bedrooms
- Dining Room
- Off-Road Parking
- Gas Radiator Heating
- Sitting Room With Wood Burner
- Attractive Bathroom Suite
- Popular Residential Area
- Kitchen
- South-Facing Rear Garden
- Double Glazing

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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41 Broadcroft Crescent, Haverhill CB9 9JG

A rare opportunity to purchase a nicely presented and generous three bedroom family house located in a extremely popular location. The property benefits from an open plan kitchen/dining room, south facing rear garden and off road parking.

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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.

Ground Floor

Entrance Hall

Entrance door, radiator, tiled flooring, stairs to first floor, door to:

Sitting Room

12'6" x 12'4"

Window to front, feature fireplace with cast- iron wood burner, radiator.

Kitchen

11'5" x 9'7"

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, plumbing for washing machine and dishwasher, space for range with extractor hood over, window to rear, tiled flooring, archway to:

Dining Area

9'4" x 8'11"

Radiator, wooden flooring, patio door to garden.

First Floor

Landing

Bedroom 1

14'3" x 8'10"

Two windows to rear, radiator, two built-in cupboards.

Bedroom 2

10'11" x 10'5"

Window to front, radiator, built-in cupboard.

Bedroom 3

8'1" x 8'0"

Window to front, radiator,

Bathroom

Fitted with three piece comprising panelled bath with independent

power shower over, mixer tap and glass screen, vanity wash hand basin with mixer tap and low-level WC, window to rear, tiled flooring.

Outside

Steps lead up from the house a paved patio providing a pleasant area for seating. A brick shed lies to the side of the patio area. A gated access leads up to a lawn with a further timber decking to the rear of the garden.

Off-Road Parking

The front of the property has been laid with paving to provide off road parking for two cars

Viewings

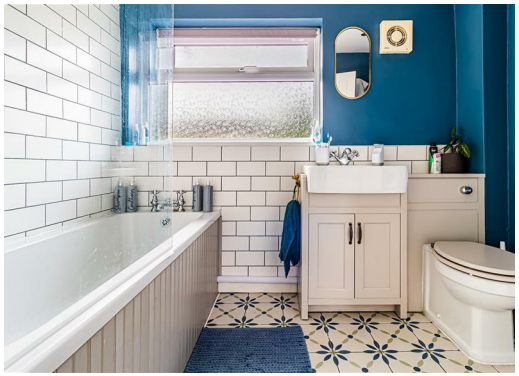
By appointment with the agents.

Special Notes

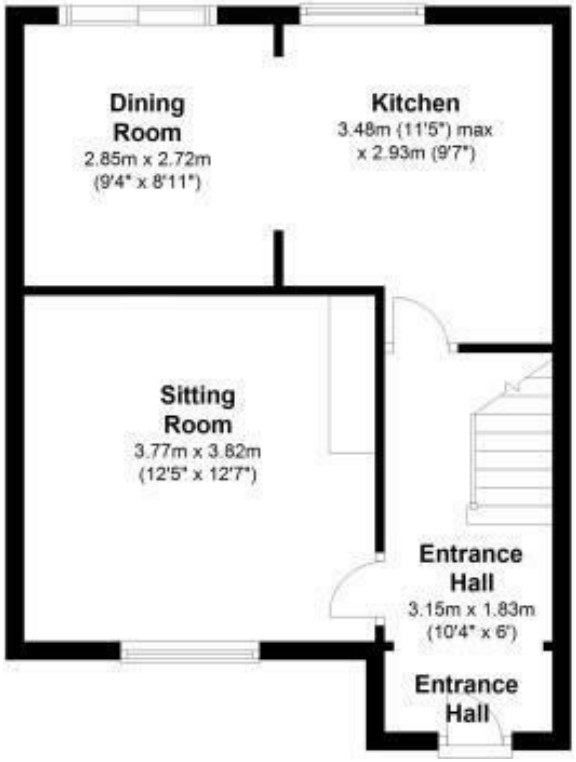
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

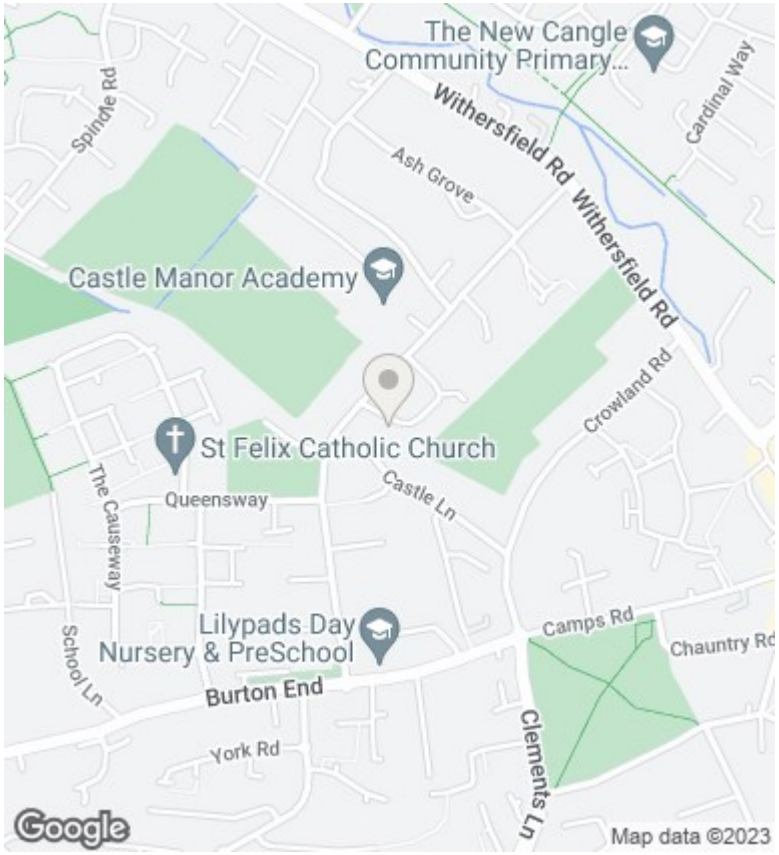
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Ground Floor



First Floor



Viewings

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