JAMIE WARNER
ESTATE AGENTS

13 Eden Road, Haverhill, CB9 8DX

£190,000

- Central town location
- Bespoke dining seating
- Gas radiator heating
- Two bedrooms
- Modern fitted kitchen
- Double glazed windows
- Feature fireplace
- Striking bathroom design
- Low-maintenance rear garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

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CENTRAL TOWN LOCATION WITH MODERN FINISHES

This charming two-bedroom Victorian terrace is set in a central position within easy reach of all town centre amenities. The property combines period character with thoughtful updates, including gas radiator heating and double glazing throughout. Inside, the home offers a welcoming sitting room with feature fireplace, a stylish dining area with built-in seating, a modern fitted kitchen and a striking first-floor bathroom. Outside, the low-maintenance rear garden provides a private space for relaxation and entertaining.

2 1 2

Council Tax Band: A

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.

Ground Floor

Sitting Room 3.40m (11'2") x 3.20m (10'6")
A welcoming reception space positioned to the front of the house, featuring a large window that draws in natural light. The room is centred around a feature fireplace, providing an attractive focal point, and is finished with wooden flooring and a radiator, creating a comfortable and inviting setting for everyday living.

Dining Room 3.40m (11'2") x 2.59m (8'6")
A versatile dining space enhanced by bespoke built-in bench seating, which also incorporates useful storage beneath. The room is finished with part-panelled walls in a modern two-tone scheme, complemented by wooden flooring and inset ceiling spotlights. A rear-facing window brings in natural light, while the open layout flows directly into the kitchen, creating a sociable and practical heart of the home.

Kitchen 2.48m (8'2") x 1.90m (6'3")
A stylishly finished kitchen combining modern practicality with character touches. Fitted with a comprehensive range of cream base and eye-level units, complemented by oak work surfaces and contemporary tiled splashbacks in contrasting tones. The design incorporates a built-in electric oven with four-ring ceramic hob and stainless steel extractor hood, along with space and plumbing for a washing machine. A stainless steel 1½ bowl sink with mixer tap is positioned beneath a rear-facing window, drawing in natural light. The layout makes excellent use of space, creating a highly functional and attractive setting at the heart of the home.

Lean-to
A useful extension of the ground floor, providing external access to the rear.

First Floor

Landing
Providing access to both bedrooms, the bathroom and storage cupboard.

Bedroom 1 3.40m (11'2") x 2.00m (6'7")
Positioned at the front of the property, this well-proportioned bedroom features a window with a pleasant outlook and a radiator beneath.

Bedroom 2 2.54m (8'4") x 2.26m (7'5")
A comfortable second bedroom with a rear-facing window enjoying views over the

garden, complete with radiator.

Bathroom
A striking bathroom with a bold and stylish design, featuring a freestanding roll-top bath with rainfall shower over. Finished with patterned tiled flooring, half-height white tiling and a feature wall of deep blue metro tiles, the room combines period character with a contemporary edge. A heated towel rail radiator, cupboard housing the wall-mounted combination boiler which serves both the central heating system and domestic hot water. and rear-facing window complete the space.

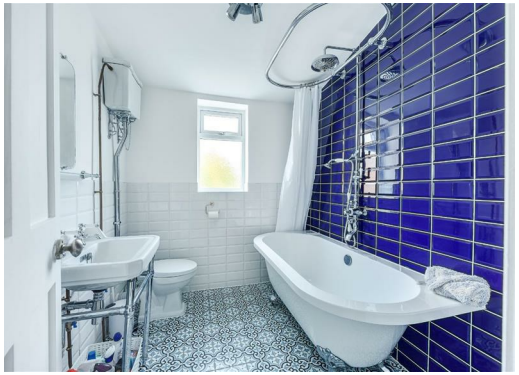
Outside
The rear garden is designed with ease of maintenance in mind, offering a fully enclosed space ideal for outdoor seating and entertaining. Laid with a combination of gravel and slate chippings, the garden provides distinct seating areas and a timber gate offering rear access.

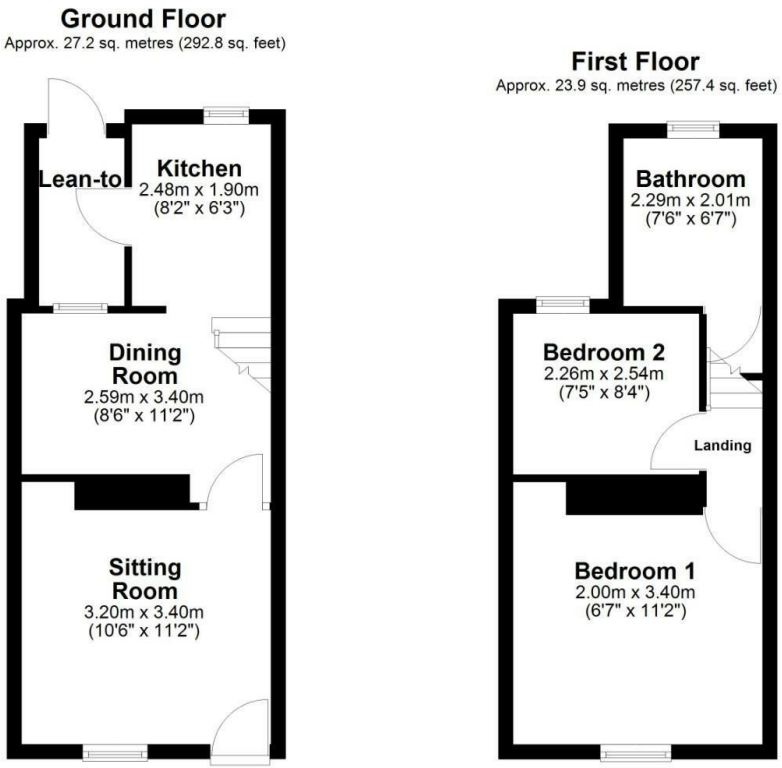
Viewings
By appointment with the agents.

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

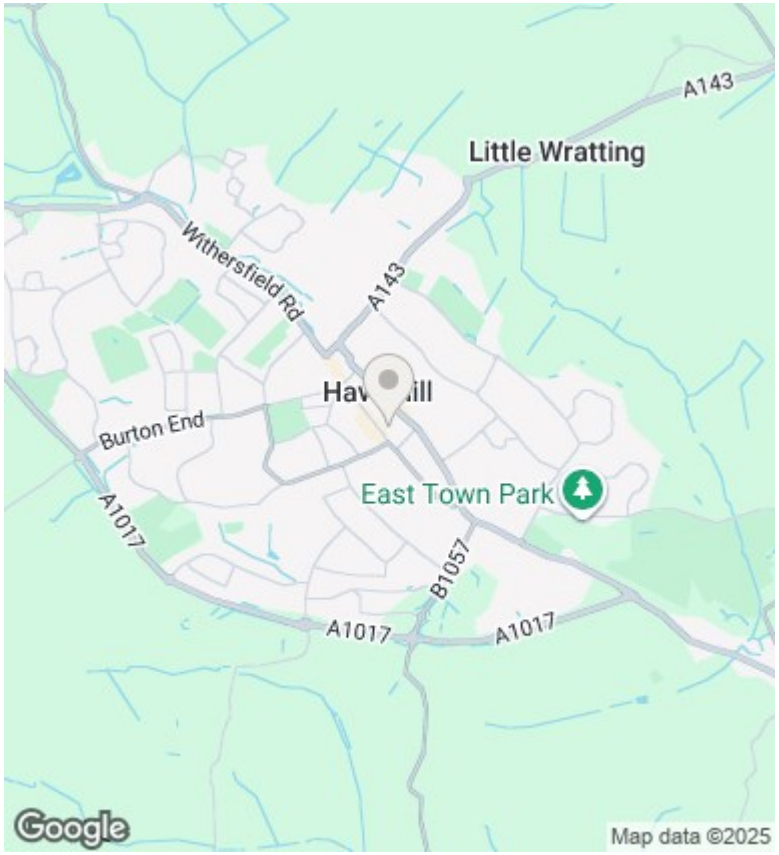
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





Total area: approx. 51.1 sq. metres (550.2 sq. feet)

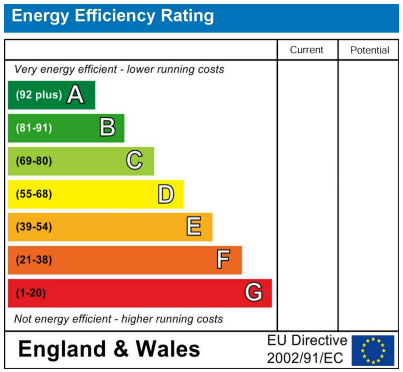


Directions

Viewings

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

Council Tax Band



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