



JAMIE WARNER  
— ESTATE AGENTS —



## 13 Sapphire House Withersfield Road, Haverhill, CB9 9JZ

Guide Price £160,000

- Two Generous Bedrooms
- Modern Bathroom Suite
- Sitting /Dining Room
- Allocated Parking
- Fitted Kitchen
- No Onward Chain

# 13 Sapphire House Withersfield Road, Haverhill CB9 9JZ

A generously sized two-bedroom ground floor apartment conveniently situated within a short stroll from the town centre and its amenities. The residence boasts a spacious sitting/dining room, well-equipped kitchen, contemporary bathroom, and allocated parking. Ideal for rental investment or as a perfect starter home. Offered with no onward chain.



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 Hall: Features wooden laminate flooring, entry phone, entrance door, and a built-in storage cupboard.

### Sitting/Dining Room

17'3" x 10'8"

A spacious room with a side window, an electric panel heater, and an open plan layout connecting to the kitchen.

### Kitchen

9'6" x 8'9"

Features matching base units with ample worktop space, a 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap. It includes plumbing for a washing machine, room for a fridge/freezer and cooker with an extractor hood overhead. The kitchen boasts windows to the rear and side, complemented by tiled flooring.

### Bedroom 1

10'7" x 12'0"

The spacious main bedroom boasts ample natural light streaming in from the rear window and another window on the side, complemented by an electric convection heater.

### Bedroom 2

8'11" x 8'5"

A cosy double bedroom featuring a side window and an electric convection heater.

### Bathroom

Featuring a three-piece suite including a jacuzzi bath with a separate shower overhead, a vanity washbasin with a mixer tap and shaver point, and a low-level WC. Complete with tiled splashbacks and a heated towel rail for added comfort and style.

### Outside/Allocated Parking

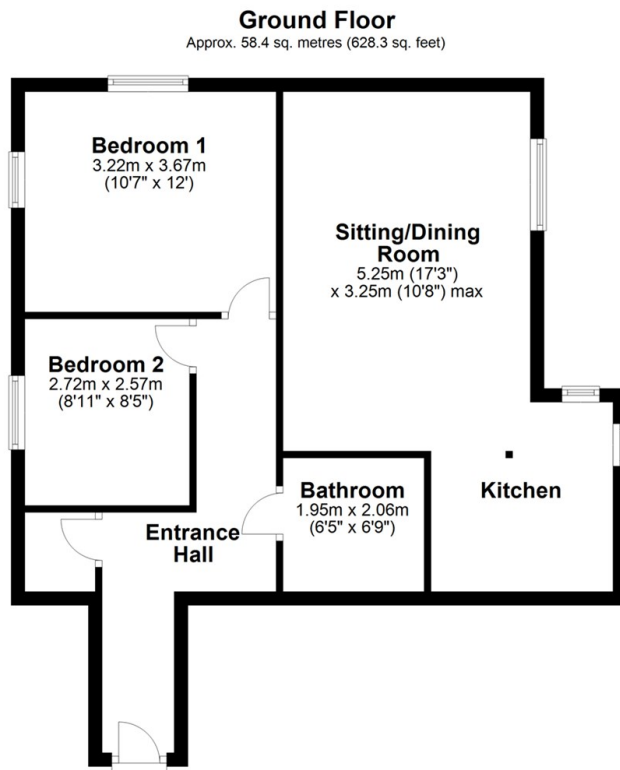
The property enjoys the advantage of having one allocated parking space situated directly in front of the building.

### 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.

### Viewings

By appointment with the agents.



Total area: approx. 58.4 sq. metres (628.3 sq. feet)

## Viewings

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

## Council Tax Band B

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