JAMIE WARNER
– ESTATE AGENTS –

16 Ufford Place, Haverhill, CB9 0HS

Guide Price £225,000

- Spacious three-bedroom home
- Spacious kitchen/breakfast room
- Modern bathroom suite
- Sought-after Lower Chalkstone
- Generous sitting/dining room
- Pleasant rear garden
- Short walk to amenities
- Convenient downstairs WC
- No onward chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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16 Ufford Place, Haverhill CB9 0HS

A spacious three-bedroom family home located in the sought-after Lower Chalkstone development, just a short walk from town centre amenities. This generously proportioned property features a spacious kitchen/breakfast room, a generous sitting/dining room, a convenient downstairs WC, and a modern bathroom suite. Enjoy the pleasant rear garden and the advantage of no onward chain. Ideal for families seeking a comfortable and conveniently located home.

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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

A spacious entrance features a front window, radiator, and wooden flooring, with stairs leading to the first floor. A built-in cupboard accommodates a wall-mounted boiler, and an additional understairs cupboard provides extra storage space.

WC

The WC features a window facing the front and includes a two-piece suite: a vanity wash hand basin with tiled splashbacks and a low-level WC.

Kitchen/Breakfast Room

12'2" x 10'0"

Equipped with a coordinated range of base and eye-level cabinets, this space features round-edged countertops, a stainless steel sink with a single drainer and mixer tap, and plumbing for both a washing machine and dishwasher. There's ample space for a fridge/freezer and a cooker. A window at the rear provides natural light, while a radiator ensures warmth. The area boasts wooden flooring and includes a door leading to the rear garden.

Sitting/Dining Room

20'11" x 11'4"

A dual-aspect room featuring windows at both the front and rear, two radiators, and wooden flooring.

Landing

Window to front, double door to Storage cupboard, access to all first floor rooms.

Bedroom 1

10'9" x 12'5"

The primary bedroom features a rear-facing window with a view of the garden and includes a radiator.

Bedroom 2

12'2" x 9'3"

Bedroom 2 is another double room featuring a window at the rear with a view of the garden and equipped with a radiator.

Bedroom 3
9'10" x 7'7"
A spacious single bedroom featuring a front-facing window, radiator, and built-in cupboard.

Bathroom
Equipped with a three-piece suite, this bathroom features a paneled bath with an independent shower, a mixer tap, and a glass screen. It includes a pedestal washbasin, a low-level WC, and a heated towel rail. The room is enhanced by a front-facing window and tiled flooring.

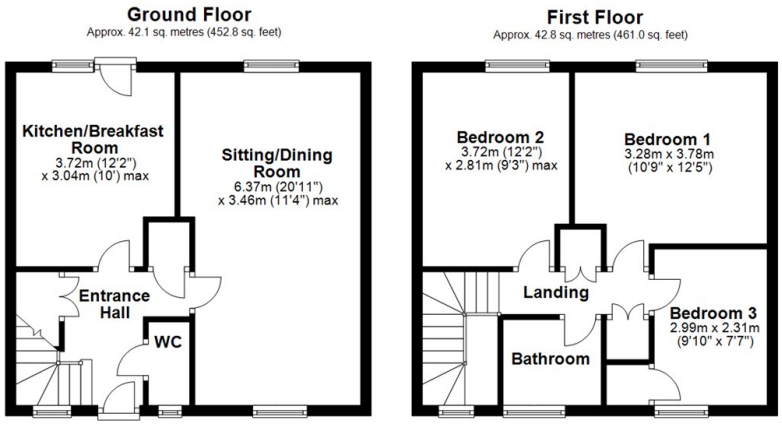
Outside
The rear garden features a patio right off the house, perfect for seating. The main area is a well-maintained lawn bordered by mature shrubs and hedges. Enclosed by timber fencing, the garden also has a rear gate that leads to communal parking.
A low brick wall encloses the front garden, with a pathway gracefully leading to the entrance door.

Viewings
By appointment with the agents.

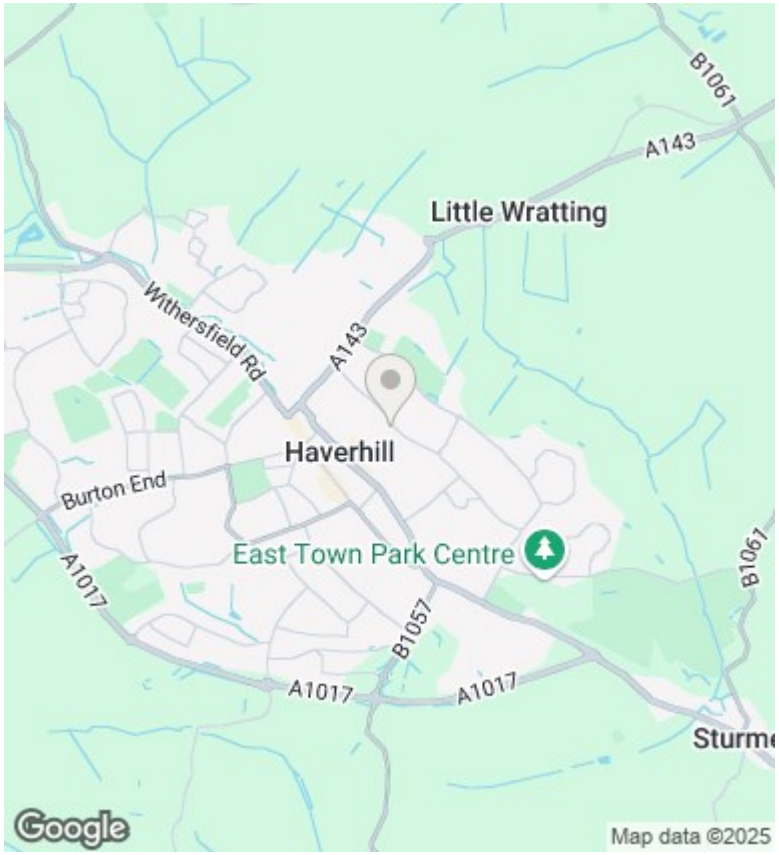
Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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. 84.9 sq. metres (913.8 sq. feet)



Viewings

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

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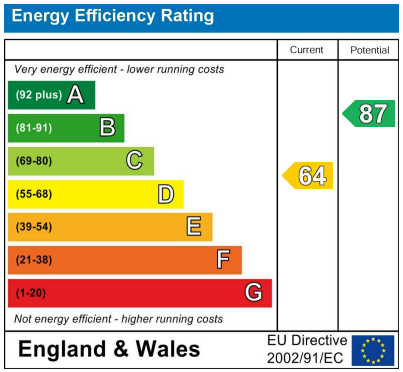

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