



JAMIE WARNER  
— ESTATE AGENTS —



## 52 Elmdon Place, Haverhill, CB9 0AH

£195,000

- Overlooks an attractive green
- Fitted kitchen with good storage
- Ideal for first-time buyers or investors
- Generous three-bedroom family home
- Gas central heating throughout
- Offered for sale with no onward chain
- Spacious sitting and dining areas
- Enclosed rear garden with patio
- Popular and convenient town location

# 52 Elmdon Place, Haverhill CB9 0AH

OVERLOOKING A GREEN – SPACIOUS FAMILY HOME WITH POTENTIAL

Enjoying a pleasant outlook across a green, this three-bedroom end-terraced house offers generous family-sized accommodation and plenty of scope to update and add value. An ideal choice for first-time buyers or investors, the property combines good proportions with an affordable price point and is offered for sale 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.

### GROUND FLOOR

#### Entrance Hall

Radiator, laminate flooring, open-plan feel leading through to the main living

spaces.

#### WC

Window to side, fitted with a two-piece suite comprising a pedestal wash hand basin and low-level WC.

Dining Room – 2.64m (8'8") x 2.00m (6'7")

Radiator, laminate flooring, stairs rising to the first floor, and patio doors opening to the garden.

Kitchen – 2.66m (8'9") x 1.80m (5'11")

Fitted with a matching range of base and eye-level units with round-edged worktops, 1½ bowl stainless steel sink with mixer tap, plumbing for a washing machine, and space for a cooker. Window to the front.

Sitting Room – 5.39m (17'8") x 3.12m (10'3")

Dual aspect with windows to the front and rear, and radiator.

### FIRST FLOOR

#### Landing

Double cupboard providing useful storage and housing the wall-mounted combination boiler.

Bedroom 1 – 3.70m (12'2") x 2.00m (6'7")

Window to rear and radiator.

Bedroom 2 – 3.12m (10'3") x 2.74m (9')

Window to rear and radiator.

Bedroom 3 – 2.67m (8'9") x 2.29m (7'6")

Window to front.

#### Bathroom

Fitted with a pedestal wash hand basin with mixer tap, shower area with electric shower and curtain, low-level WC, full-height wall tiling, window to front and radiator.

#### Outside

The property features a rear garden with a paved patio area directly behind the house, ideal for seating or outdoor dining. Beyond the patio, a pathway leads through an area of lawn with established planting. A timber shed provides useful storage, and there is a gated access to the side boundary.

#### Viewings

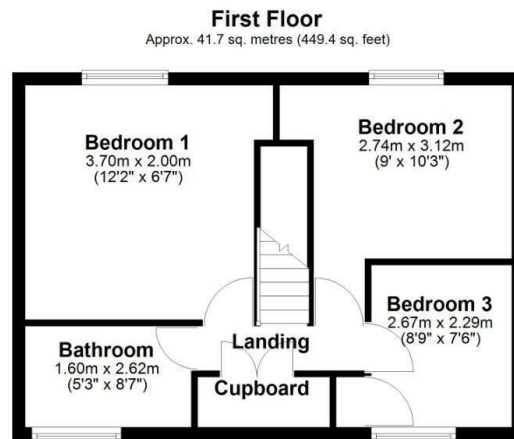
By appointment with the agents.

#### Special Notes

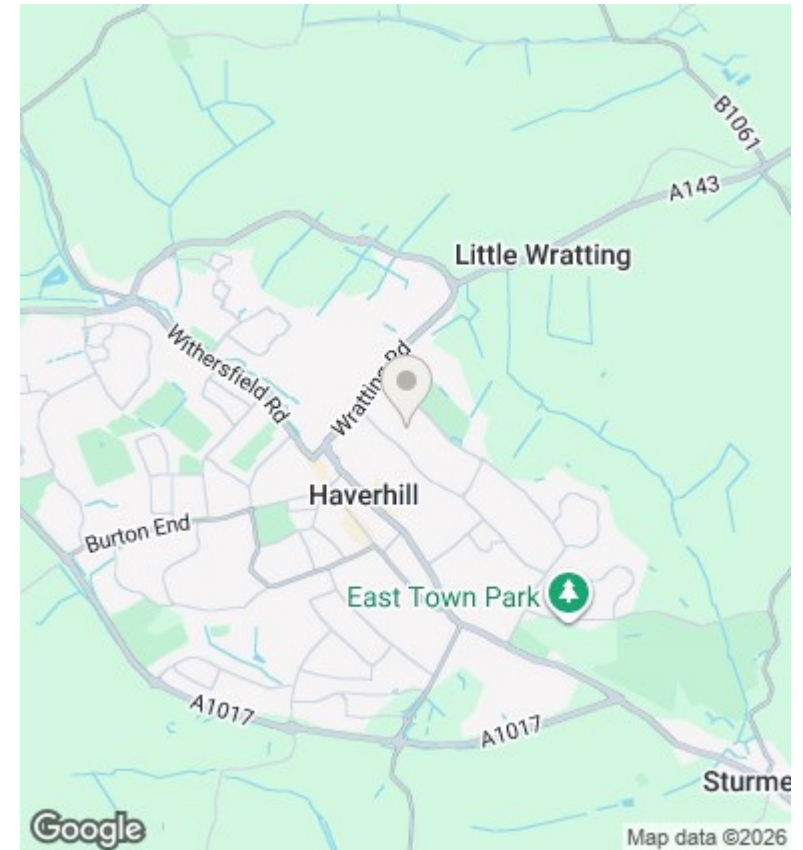
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 82.0 sq. metres (882.1 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC