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- ESTATE AGENTS -



## 24 Manor Farm Close, Haverhill, CB9 8QN

£165,000

- First floor apartment
- En-suite to main bedroom
- Secure entry system
- Tucked-away town centre location
- Open-plan sitting/dining room
- Lawned communal garden
- Two double bedrooms
- Neatly fitted kitchen
- Allocated parking & chain free

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## 24 Manor Farm Close, Haverhill CB9 8QN

### A WELL-PRESENTED FIRST FLOOR APARTMENT IN A TUCKED-AWAY TOWN CENTRE SETTING

This spacious and well-maintained first floor apartment is ideally positioned just moments from the town centre while enjoying a peaceful, tucked-away location. The accommodation includes a bright open-plan sitting/dining room, a neatly fitted kitchen, two double bedrooms (including a main bedroom with en-suite), and a well-appointed bathroom. Additional benefits include secure entry, access to a lawned communal garden, and allocated parking.



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.

## Accommodation

### Entrance Hall

A welcoming entrance hall offering a practical space to greet guests, with access to the principal rooms.

### Sitting/Dining Room – 5.82m (19'1") x 2.91m (9'7")

A spacious and naturally bright open-plan sitting/dining room with a rear-facing window and French doors opening to a Juliet balcony. A comfortable setting for both everyday living and dining.

### Kitchen – 3.22m (10'7") max x 3.09m (10'2")

Well-appointed and neatly presented, the kitchen features a modern range of base and eye-level units with rounded edge worktops, complemented by a stainless steel sink and mixer tap. Fully equipped with an electric oven, four-ring hob with extractor, and space for all essential appliances including washing machine, dishwasher, and fridge/freezer. Finished with tiled flooring and a rear-facing window bringing in natural light.

### Bedroom 1 – 4.12m (13'6") x 3.52m (11'7") max

A generous double bedroom offering ample space for furnishings, with a rear-facing window and fitted triple wardrobes providing excellent storage. An open archway leads through to the en-suite.

### En-Suite

Practical en-suite comprising a tiled shower cubicle and vanity wash basin, with tiled flooring and a rear-facing window for natural ventilation.

### Bedroom 2 – 3.05m (10') x 2.46m (8'1")

A comfortable second bedroom with a rear-facing window. Ideal as a guest room, nursery or home office.

### Bathroom

A generously sized bathroom featuring a panelled bath with mixer tap and hand-held shower attachment, separate double shower enclosure with glass screen, and a vanity wash hand basin with shaver point. Includes a low-level WC, tiled splashbacks, tiled flooring, and a rear-facing window for natural

light.

### Outside

To the rear of the property is a well-maintained communal garden, mainly laid to lawn with mature trees that offer a pleasant sense of greenery and privacy. Ideal for enjoying some outdoor space in a quiet setting.

### Allocated parking

The property benefits from an allocated space within the parking area to the left of the building.

### Viewings

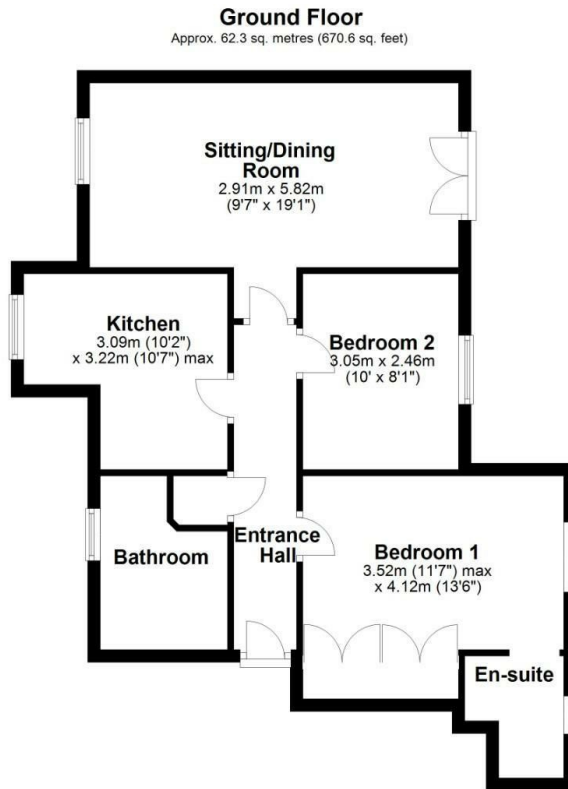
By appointment with the agents.

### Special Notes

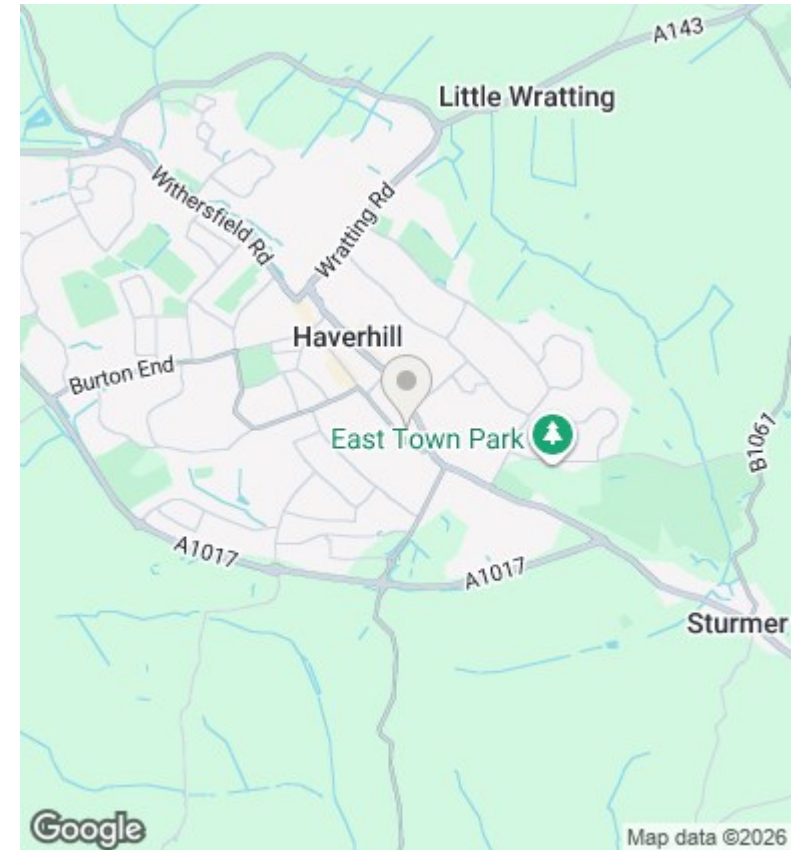
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 62.3 sq. metres (670.6 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>	70	79
(55-68) <b>D</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	