



JAMIE WARNER
- ESTATE AGENTS -



1 Victoria Road, Haverhill, CB9 9PS

Guide Price £400,000

- Four Bedrooms
- Attractive Fitted Kitchen
- Single Garage and Generous Parking
- Three Reception Rooms
- Landsaped Southerly Garden
- En Suite To Main Bedroom
- Cambridge Side Of Town

1 Victoria Road, Haverhill CB9 9PS

This beautifully presented four bedroom detached house is located on a popular residential development on the Cambridge side of town. The property enjoys three reception rooms, attractive kitchen/breakfast room, garage and ample off-road parking.



Council Tax Band:



Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

Ground Floor

Entrance Hall

Entrance door, radiator, wooden flooring, stairs to first floor, two built-in cupboards.

WC

Window to side, fitted with a two-piece suite comprising a vanity wash hand basin with mixer tap, low-level WC, tiled splashbacks and a radiator.

Sitting Room

11'7"

Radiator, patio doors to garden.

Dining Room

8'6"

Window to front, radiator.

Study

6'8"

Window to front, radiator.

Kitchen

8'8"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl ceramic sink unit with mixer tap, integrated dishwasher, integrated washing machine, space for fridge/freezer, fitted eye level electric fan assisted double oven with extractor hood over, window to rear, door to garden, door to:

Garage

Up and over door, wall mounted gas boiler serving heating system and domestic hot water, water softener, door to garden, power and light connected.

First Floor

Landing

Window to front, airing cupboard housing the hot water cylinder.

Bedroom 1

12'5" x 9'9"

Window to rear, radiator, door to:

En-suite

Fitted with a three-piece suite comprising a vanity wash hand basin with mixer tap, tiled shower enclosure with fitted digital power shower and glass screen, low-level WC, tiled splashbacks, heated towel rail, window to side.

Bedroom 2

8'6"

Window to front, radiator.

Bedroom 3

7'8"

Window to front, radiator.

Bedroom 4

8'4"

Window to rear, radiator.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with hand shower attachment off and mixer tap, vanity wash hand basin with mixer tap, low-level WC, full height tiling to all walls, heated towel rail, extractor fan, window to side, tiled flooring.

Outside

The rear garden has a paved patio area immediately from the house which leads off along the side of the property where there is an area away from the beauty of the garden to store garden items. A timber decking lies to the side of the patio providing a pleasant area for relaxation and entertaining. A generous lawn is bordered by an array of mature flower and shrub displays with a further decking area lying in the far corner of the garden. The garden is enclosed by timber fencing and there is a gate leading to the front. The garden benefits from outside power sockets, water tap and the vendors will be leaving an electric retractable awning which over hangs the main decking area.

Council Tax - Band D

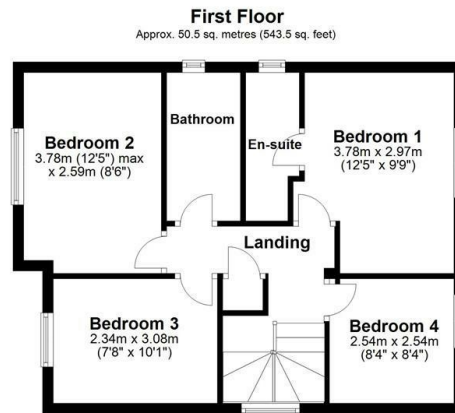
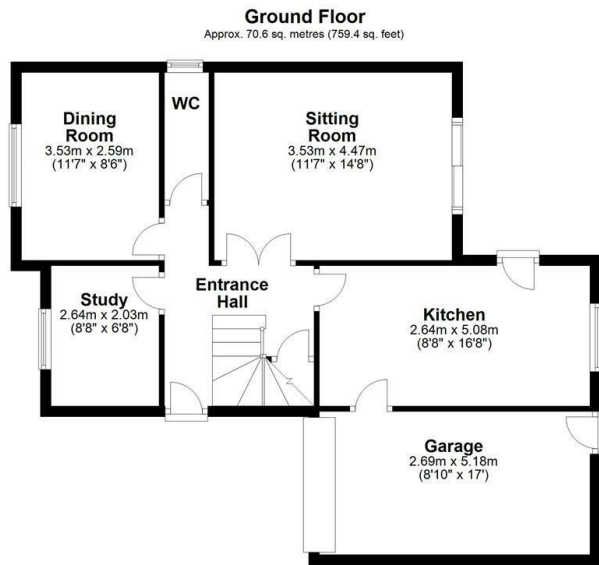
Local Authority - West Suffolk

The property benefits from an unusually large frontage which is laid to lawn and we understand this runs adjacent to the property up to the entrance of the shared drive. The lawn is lined with a hedgerow and trees.

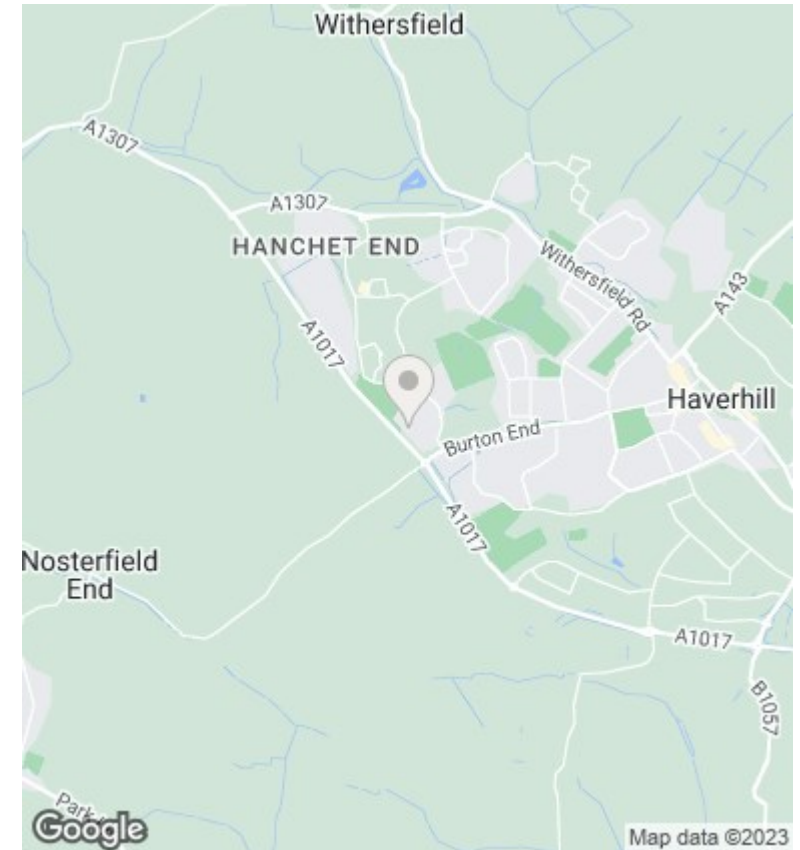
A tarmac drive leads to the single garage with ample parking for several vehicles. The lawn beyond the end of the driveway could be utilized to create further parking.







Total area: approx. 121.0 sq. metres (1302.9 sq. feet)



Directions

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

Viewings

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

Council Tax Band

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

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