



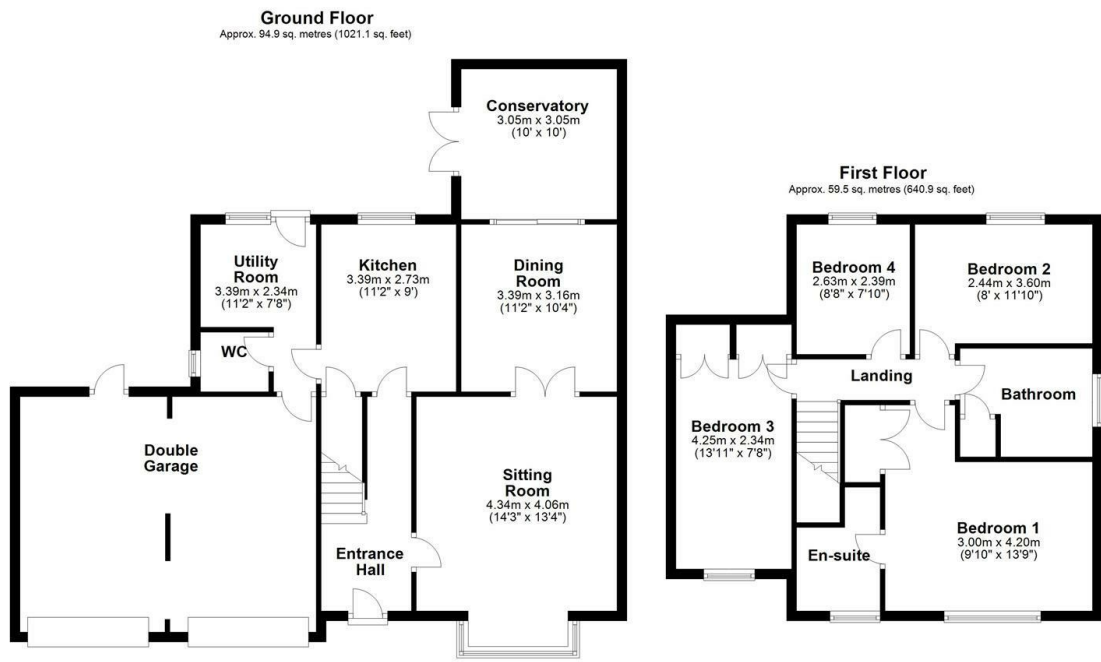
JAMIE WARNER  
— ESTATE AGENTS —



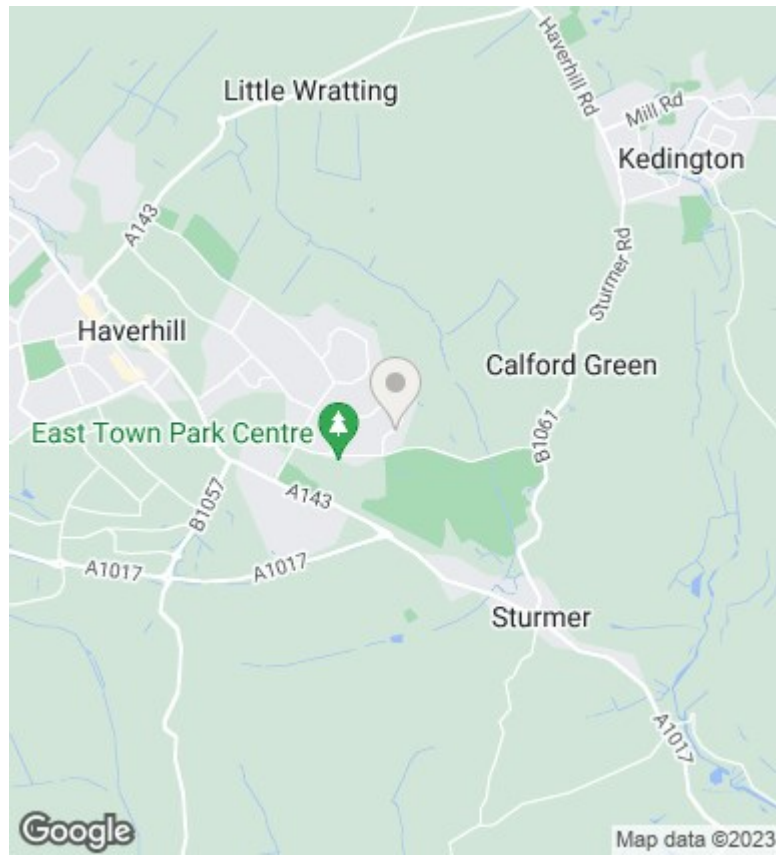
## 59 Roman Way, Haverhill, CB9 0NS

Guide Price £425,000

- Four Bedrooms
- Two Reception Rooms
- Double Garage & Driveway
- En Suite & Family Bathroom
- Conservatory
- Locally Well Regarded Development
- Utility Room & Downstairs WC
- Generous Rear Garden
- Close To The Local Golf Course



Total area: approx. 154.4 sq. metres (1662.0 sq. feet)



**Directions**

**Viewings**

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

**Council Tax Band**

C

**EPC Rating:**

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(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	