JAMIE WARNER
ESTATE AGENTS

# 21 Abercorn Court, Haverhill, CB9 8LQ

## Guide Price £220,000

- Three Generous Bedrooms
- Utility Room
- Double Glazing
- Spacious Sitting Room With Feature Fireplace
- Modern Shower Room & Separate WC
- Gas Central Heating
- Attractive Kitchen/Dining Room
- Attractive Front & Rear Garden

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

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

# 21 Abercorn Court, Haverhill CB9 8LQ

This spacious terraced house offers a generous 902 sq ft of living space, ideal for a growing family. Upon entering, you're welcomed by a sizable sitting room featuring a large window with views of the rear garden. With three well-proportioned bedrooms and a modern shower room, there's ample space for everyone.
The property features a fantastic kitchen/dining room, perfect for entertaining or family meals, with direct access to the garden for that great indoor-outdoor lifestyle.
Plus, there's a handy utility room that offers extra storage and convenience for your kitchen essentials.
The front and rear gardens have been meticulously landscaped, creating a serene retreat for relaxation.

3 1 1

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

The double-glazed entrance door opens into the entrance hall, featuring a radiator, stairs to the first floor, an understairs storage cupboard, and a door leading to the sitting room.

## Sitting Room

13'0" x 15'8"

A spacious room featuring a large rear window that overlooks the garden, complete with a charming cast-iron wood burner and radiator.

## Kitchen/Dining Room

13'0" x 9'7"

The kitchen/dining room features a coordinated set of base and overhead units with rounded worktops, a 1+1/2 bowl stainless steel sink with mixer tap, washing machine plumbing, fridge/freezer space, and a cooker. It includes a front window, radiator, tiled flooring, and French doors opening to the rear garden.

## Utility Room

5'7" x 9'7"

Featuring a built-in storage cupboard, base units, and shelving with a door leading to the front garden.

## Landing

Window to front, two built-in cupboards, access to all first floor rooms

## Bedroom 1

13'0" x 9'7"

The primary bedroom is a spacious double room with a rear-facing window offering a view of the garden.

## Bedroom 2

13'0" x 8'4"

Similar to the main bedroom, bedroom 2 is also a spacious double bedroom with a window overlooking the garden, and a radiator.

## Bedroom 3

10'0" x 7'0"

A generously sized single bedroom featuring a window overlooking the garden and a radiator for comfort.

## Shower Room

The shower room has been renovated with a modern two-piece suite, featuring a spacious double shower enclosure with a powerful shower, a sleek vanity washbasin with a mixer tap, a heated towel rail, and a window facing the front.

## WC
Window to front, low-level WC, wood panelled walls,

## Outside
The rear garden features a spacious paved patio, ideal for relaxation and hosting guests. A pathway leads towards the back of the garden where you'll find an access gate. The main garden boasts a lush lawn surrounded by beautiful mature flower and shrub borders, all enclosed by timber fencing.

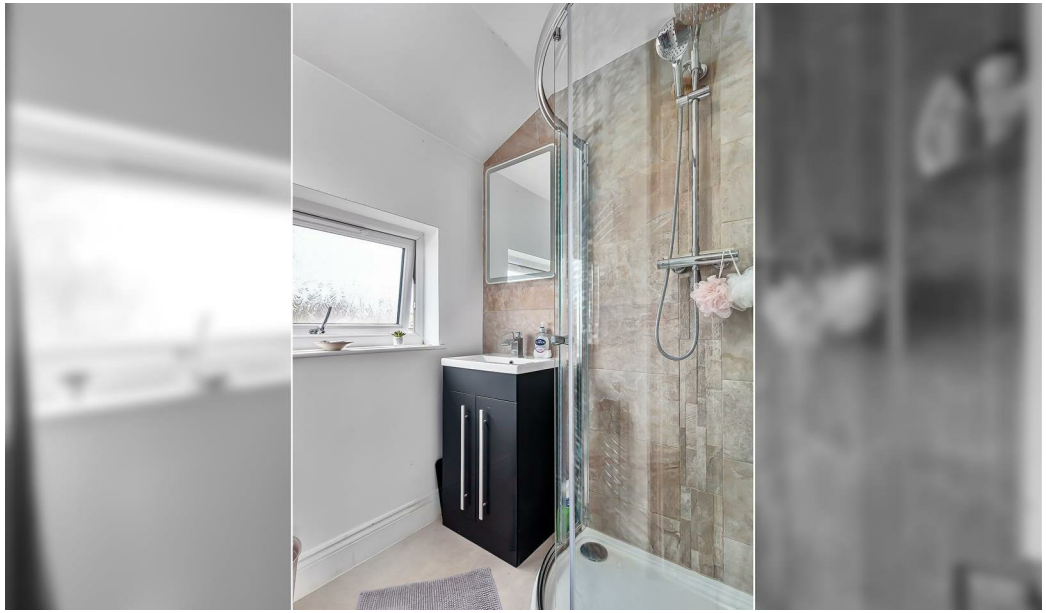
At the front, the garden is enclosed by a charming picket-style fence and adorned with mature hedges and shrubs, ensuring privacy for the property.

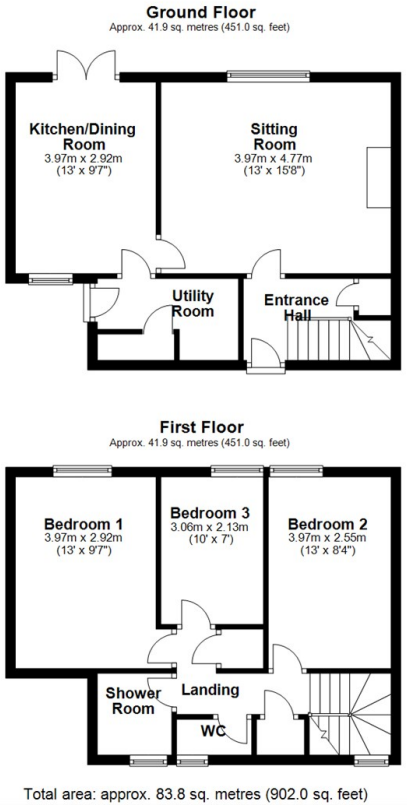
## Viewings
By appointment with the agents.

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

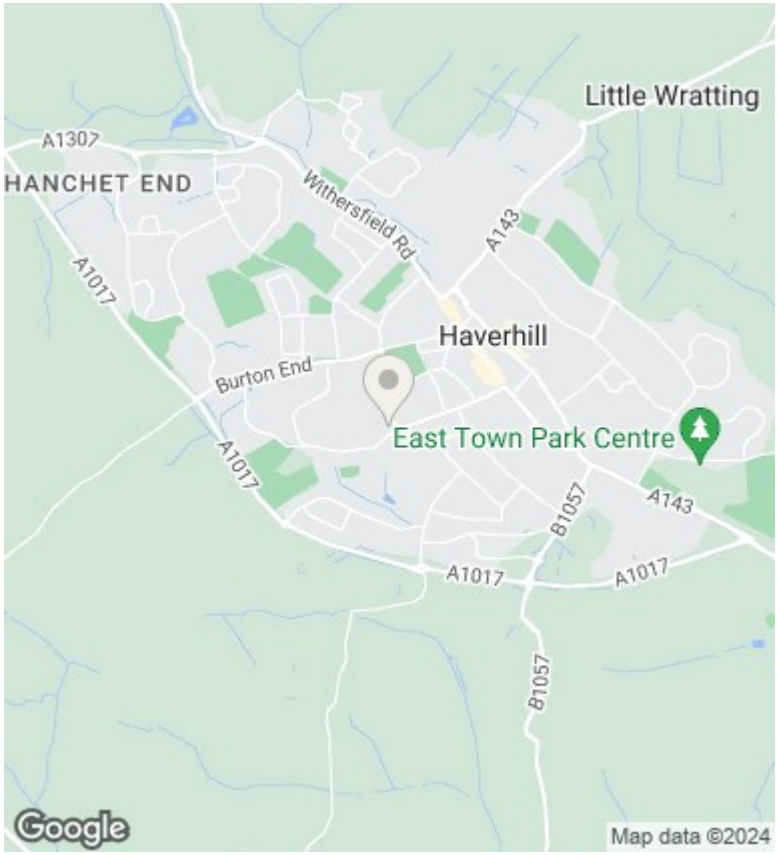
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.






Total area: approx. 83.8 sq. metres (902.0 sq. feet)




## Viewings

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

## Council Tax Band B

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

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk