



JAMIE WARNER  
- ESTATE AGENTS -



6 The Causeway, Haverhill, CB9 9BY

£235,000

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### CHAIN-FREE THREE BEDROOM HOME WITH OFF-ROAD PARKING

Located on the popular Parkway development, this extended three bedroom semi-detached house benefits from a ground floor wet room, spacious accommodation, and the rare advantage of private off-road parking. The property offers excellent potential for improvement and is ideal for buyers looking to add value. Offered 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.

## Accommodation

### Ground Floor

#### Entrance Hall

Radiator, stairs rising to the first floor, access to the kitchen. Door leading to external passageway and brick store.

#### Kitchen

3.06m (10') max x 2.58m (8'5")

Fitted with a matching range of base and eye-level units with round-edged worktops, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer and cooker. Wall-mounted gas boiler serving the heating and hot water.

Window to the side.

#### Dining Room

3.48m (11'5") max x 2.53m (8'4")

Window to rear, radiator, built-in storage cupboard.

#### Wet Room

Tiled shower area with electric shower, wall-mounted vanity wash hand basin with tiled splashbacks, and low-level WC. Window to rear, radiator.

#### Sitting Room

4.36m (14'4") x 3.48m (11'5")

Window to front, feature chimney breast, radiator.

### First Floor

#### Landing

Provides access to all rooms and includes a built-in storage cupboard housing the hot water cylinder.

#### Bedroom 1

3.48m (11'5") x 3.06m (10')

Window to front, radiator.

#### Bedroom 2

3.65m (12') x 2.60m (8'6")

Window to side, radiator.

#### Bedroom 3

2.53m (8'4") x 2.00m (6'7")

Window to front, radiator.

#### Bathroom

Panelled bath with mixer tap and vanity wash hand basin with tiled splashbacks. Window to rear, radiator.

## WC

Low-level WC with tiled splashbacks. Window to rear.

## Outside

### Rear Garden

The rear garden features a good-sized lawn, enclosed by timber panel fencing. A concrete path runs off-centre through the garden, connecting the rear of the property to the back boundary. There is a hardstanding area directly outside, and the garden includes access to a brick-built store. Offering a blank canvas, the space is ideal for those looking to landscape or create an outdoor entertaining area.

### Front Garden and Driveway

The front garden includes a small lawned area set behind low-level fencing, with a footpath leading to the main entrance. A private driveway provides off-road parking, and a side gate offers access to the rear via a covered passageway.

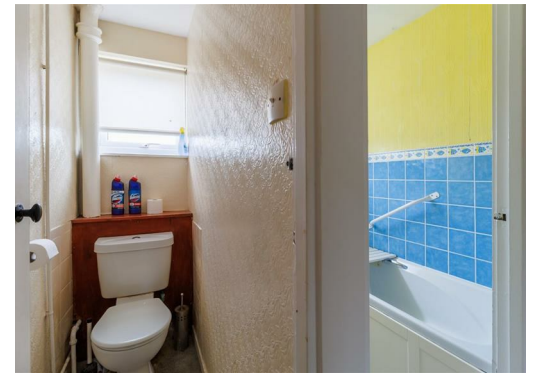
## Viewings

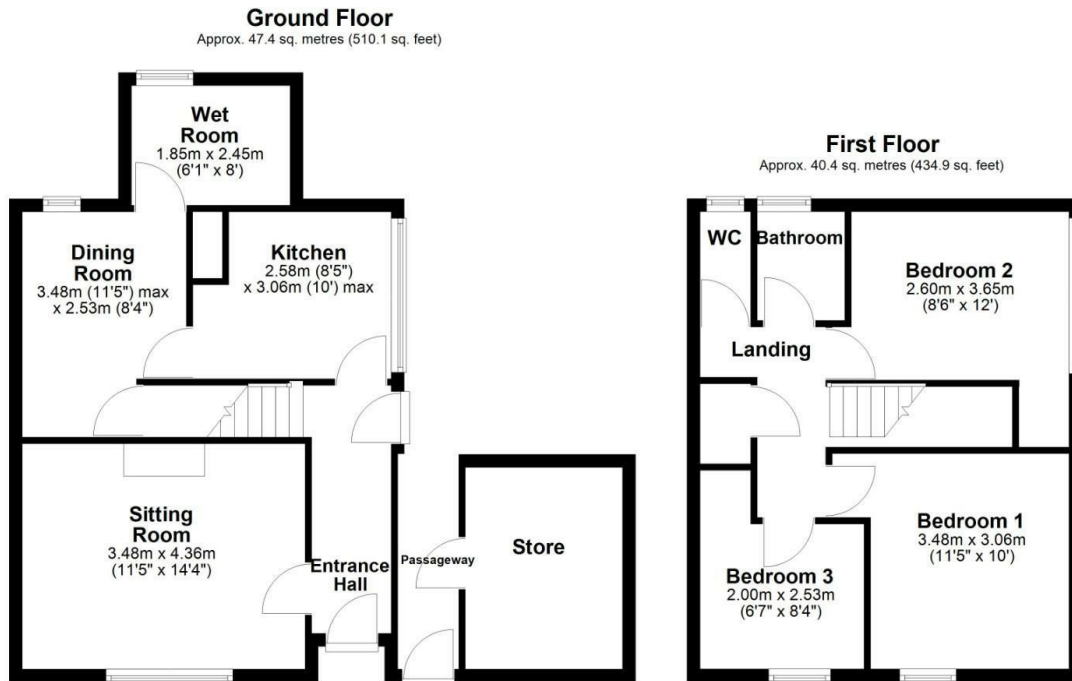
By appointment with the agents.

## Special Notes

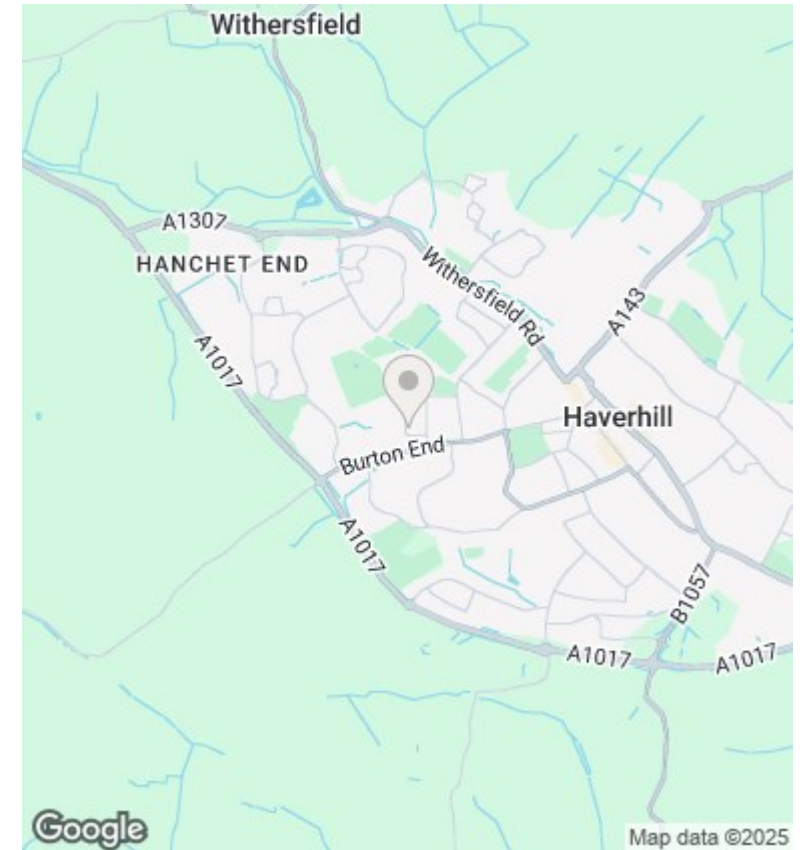
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 87.8 sq. metres (945.0 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>		77
(69-80) <b>C</b>	65	
(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	