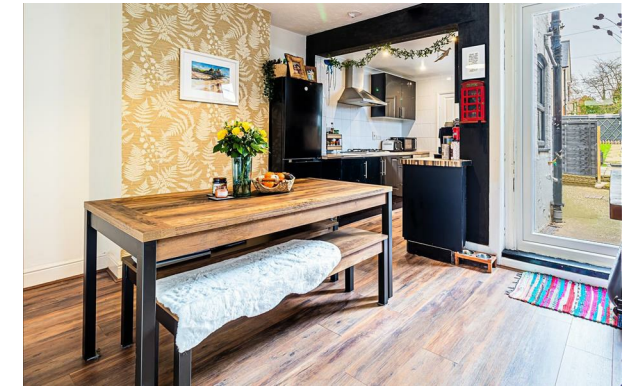




JAMIE WARNER  
— ESTATE AGENTS —



## 17 The Pightle, Haverhill, CB9 0ES

Guide Price £215,000

- Two Bedrooms
- Modern Bathroom Suite
- Gas Radiator Heating
- Must Be Viewed
- Bay Fronted Sitting Room
- Pleasant Rear Garden
- Modern Double Glazing
- Open Plan Kitchen/Dining Room
- Permit Parking
- Town Centre Location

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

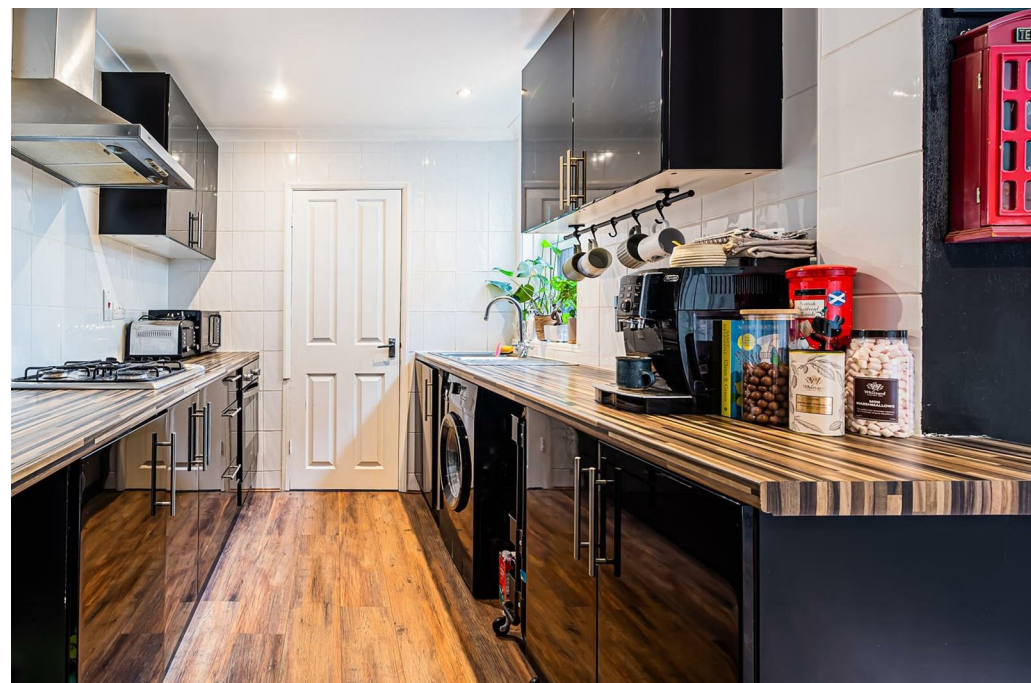
[jamie@jamie-warner.co.uk](mailto:jamie@jamie-warner.co.uk)  
[www.jamie-warner.co.uk](http://www.jamie-warner.co.uk)

# 17 The Pightle, Haverhill CB9 0ES

Introducing this lovely bay fronted Victorian house, located in the centre of town with permit parking. Boasting two bedrooms, an open plan kitchen/dining room perfect for entertaining, generous sitting room, modern bathroom suite and a pleasant rear garden, this property is ideal for those looking for their first home or for those looking for a rental investment.



Council Tax Band: A



## Haverhill

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.

Double glazed entrance to:

### Sitting Room

12'0" x 11'10"

Double glazed bay window to front, radiator, feature fireplace, door to:

### Kitchen/Dining Room

17'10" max x 12'0"

Double glazed door to rear, window to side. A generous dining area opening into a modern galley kitchen, with a good range of base & eye level units with worktops over. Integrated gas hob with extractor hood over & integrated electric oven. sink & drainer, under stair cupboard, door to:

### Ground Floor Shower Room

Shower cubicle & WC, fully tiled walls, double glazed window to side.

## First Floor

## Landing

Doors to all bedrooms and bathroom

### Bedroom One

12'2" x 11'10"

Double glazed window to front, radiator. Two built in cupboards, one housing the hot water cylinder and the other a wall mounted gas fired boiler.

### Bedroom 2

9'10" x 8'0"

Double glazed window to rear, radiator.

## Bathroom

A modern bathroom suite with panel bath with shower over & shower screen, WC, wash basin, double glazed window to rear.

## Outside

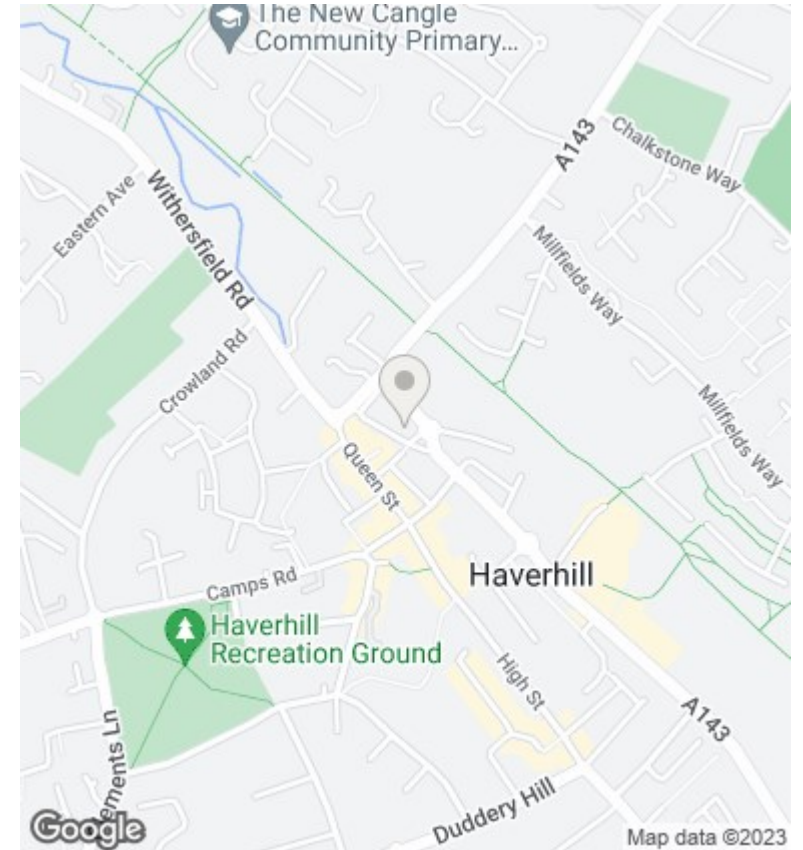
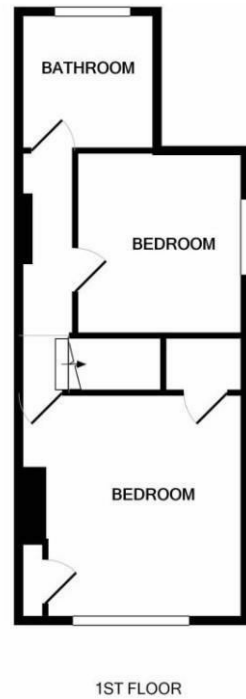
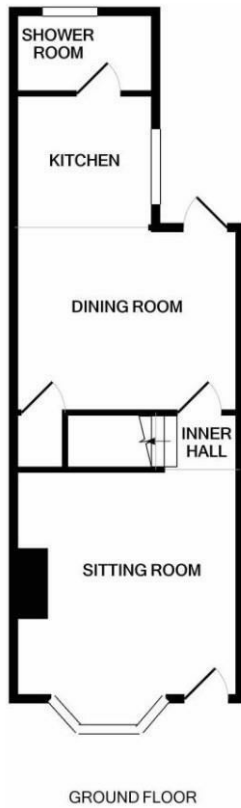
To the front is a small low maintenance garden surrounded by low level wall with gated access. The rear enjoys a paved patio area providing a pleasant area for seating. This leads onto a larger area which has been laid to lawn. garden is enclosed by fencing, and there is a resident's access to the rear of the house.

## Parking

The current owners have a permit for an allocated parking space in a nearby secure car park with barrier. The current vendors pay £40 per annum, and this is transferable to the new owner.







## Viewings

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

## Council Tax Band A