



JAMIE WARNER  
— ESTATE AGENTS —



7 Ovington Place, Haverhill, CB9 0BA

£210,000

# 7 Ovington Place, Haverhill CB9 0BA

A spacious three bedroom end terraced house, nicely situated overlooking a pleasant green area.



Council Tax Band:



## 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.

## 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.

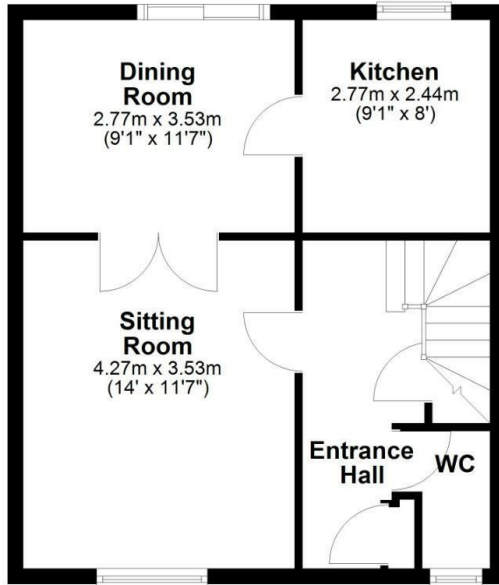
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





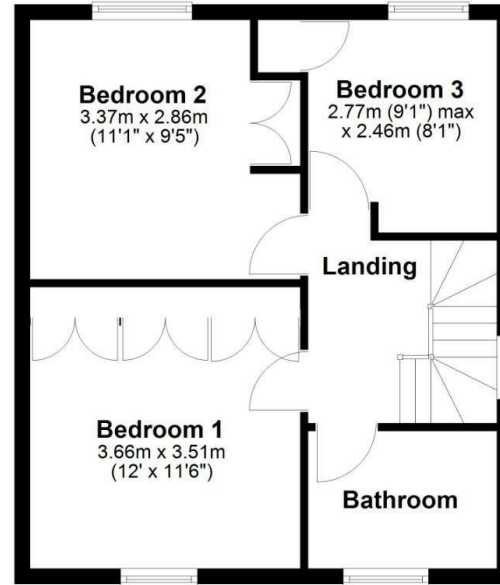
### Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)

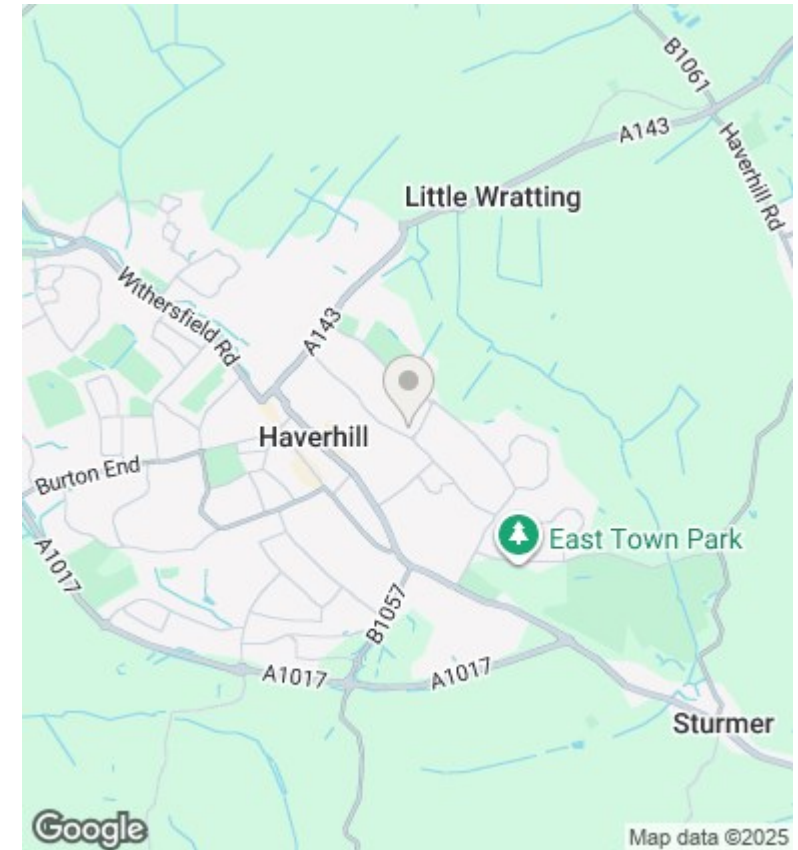


### First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 86.6 sq. metres (932.0 sq. feet)



### Directions

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	