



JAMIE WARNER  
— ESTATE AGENTS —



## 93 Burton End, Haverhill, CB9 9AD

Guide Price £205,000

- Victorian terrace on Cambridge side of town
- Fitted kitchen overlooking garden
- Gas radiator heating & double glazing
- Bright sitting room with fireplace
- Two well-proportioned bedrooms
- Split garden with patio & lawn
- Spacious dining area with character
- Modern first floor bathroom suite
- Timber workshop ideal for storage/hobbies

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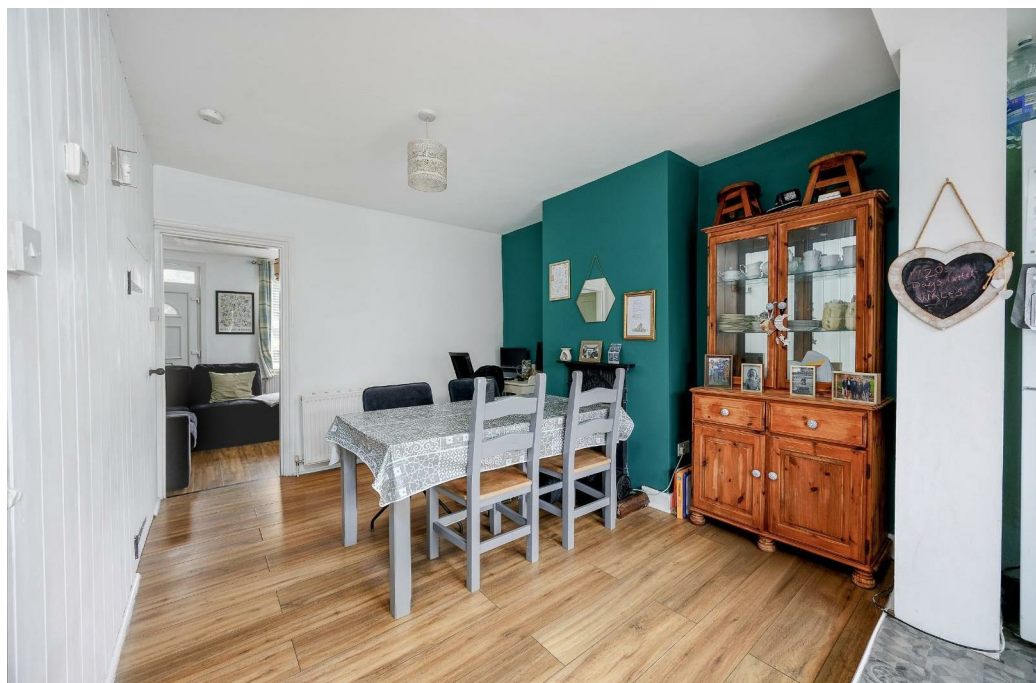
# 93 Burton End, Haverhill CB9 9AD

WELL-PRESENTED VICTORIAN HOME WITH GENEROUS GARDEN ON THE CAMBRIDGE SIDE OF TOWN

A well-presented Victorian terrace located on the outskirts of town, on the ever-popular Cambridge side. This charming home offers a bright sitting room with feature fireplace, a spacious dining area with Victorian-style surround, and a fitted kitchen overlooking the garden. Upstairs are two bedrooms and a modern bathroom suite. The rear garden is split into two distinct areas, offering separate spaces for relaxation and entertaining, with a paved seating area and a timber workshop at the far end. The property also benefits from gas radiator heating and double glazing throughout, making it comfortable and efficient year-round.



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.

### Ground Floor

**Sitting Room 3.96m (13') x 3.35m (11')**

A bright and welcoming sitting room featuring a window to the front, a

charming fireplace as a focal point, a radiator for comfort, and attractive wooden flooring. The front entrance door opens into this space, with a door leading through to the dining area.

**Dining Area 3.61m (11'10") x 2.00m (6'7")**

This spacious dining area offers a fireplace with a Victorian-style surround, adding character to the room. There is a radiator, matching wooden flooring, and stairs rising to the first floor. The space opens seamlessly to the kitchen, creating an open-plan feel.

**Kitchen 3.96m (13') x 1.65m (5'5")**

Fitted with a range of matching base and eye-level units with rounded-edge worktops, the kitchen includes a stainless steel sink unit with single drainer and space for a cooker, fridge/freezer and washing machine. Two rear-facing windows provide plenty of natural light, and a door offers access to the garden.

### First Floor

#### Landing

Providing access to all first floor rooms and the loft space.

**Bedroom 1 3.65m (12') x 3.07m (10'1")**

A generously sized double bedroom with a rear-facing window, original fireplace with Victorian-style surround, and a radiator.

**Bedroom 2 3.31m (10'10") x 2.00m (6'7")**

A light and airy bedroom with a window overlooking the front, ideal as a guest room, nursery, or home office.

#### Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with independent power shower over, a wall-mounted wash hand basin with mixer tap and tiled splashback, and a low level WC. A window to the rear provides ventilation and natural light.

### Outside

The rear garden is neatly divided into two distinct sections by a central timber shed, creating a sense of separation and purpose. The first area, accessed via steps directly from the house, includes a lawn bordered by a paved pathway running alongside the fence. This path leads past the shed to the second lawned section at the rear, which features a paved patio area ideal for outdoor dining and relaxation. A timber workshop is positioned at the far end, offering additional space for hobbies or storage. The garden is enclosed by fencing and benefits from gated pedestrian access on both sides, with a shared residents' access running along the rear of the terrace.

### Viewings

By appointment with the agents.

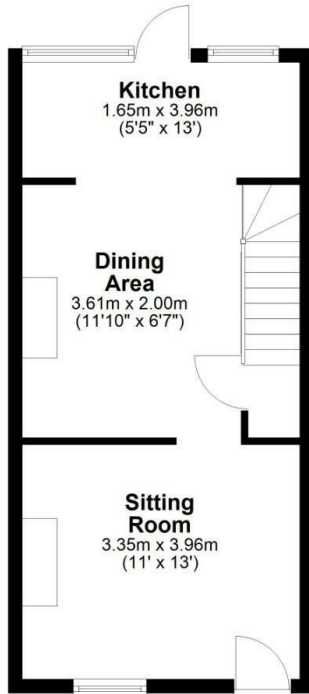
### Special Notes

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.

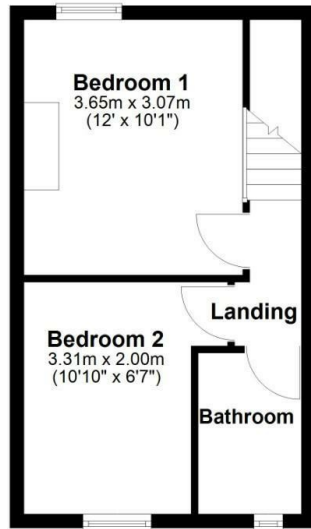




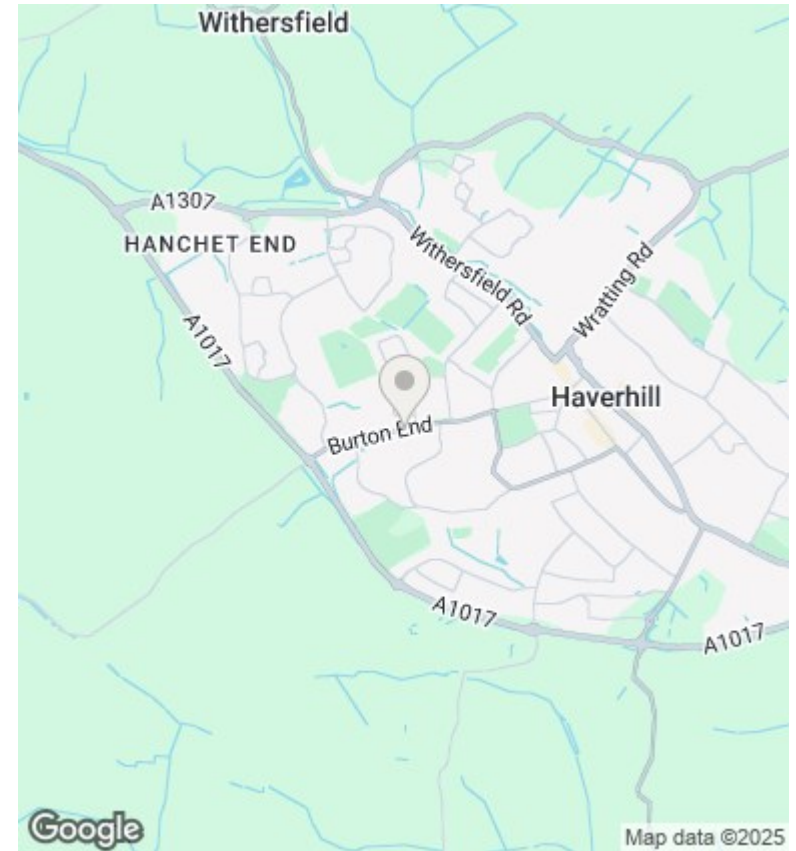
**Ground Floor**  
Approx. 31.9 sq. metres (343.1 sq. feet)



**First Floor**  
Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 59.7 sq. metres (642.2 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>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>63</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