JAMIE WARNER
ESTATE AGENTS

16 Ruffles Road, Haverhill, CB9 0JX

Guide Price £269,950

- Four Bedrooms
- Fitted Kitchen
- Garage & Drive
- En Suite
- Family Bathroom
- No Onward Chain
- Sitting /Dining Room
- South Facing Rear Garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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A generous four bedroom townhouse conveniently located within walking distance of town amenities being sold with no onward chain. The property benefits form a spacious sitting/dining room, fitted kitchen, en suite, pleasant rear garden, garage & driveway. The property is currently tenanted generating a rent of £1025 PCM.

4 2 1 C

Council Tax Band: C

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, gymnasia, 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.

Entrance Hall

Radiator, stairs rising to first floor, door to:

Cloakroom

Double glazed window to front, WC, wash basin, radiator.

Kitchen

9'4" x 6'0"
Double glazed window to front. A range of base & eye level cupboards & drawers with worktops over, inset sink & drainer, space for fridge/freezer, plumbing for washing machine, Integrated oven with four ring gas hob over & extractor unit above.

Lounge/Diner

14'11" x 12'11"
Double glazed patio doors to rear, radiator. Under stair storage cupboard.

Landing

Stairs leading to second floor, radiator, door to:

Bedroom 2

12'11" x 8'11"
Double glazed window to rear, radiator.

Bedroom 3

12'11" x 8'11"
Double glazed window to front, radiator.

Bathroom

A suite comprising panel bath with shower attachment, wash basin, WC, tiled splashbacks radiator.

Second Floor Landing

Door to:

Bedroom 1

Double glazed window to front aspect. Radiator. built-in double wardrobes.

En Suite

Shower cubicle, WC, wash basin, radiator.

Bedroom 4

12'11" x 7'1"
Double glazed window to rear, radiator.

Outside

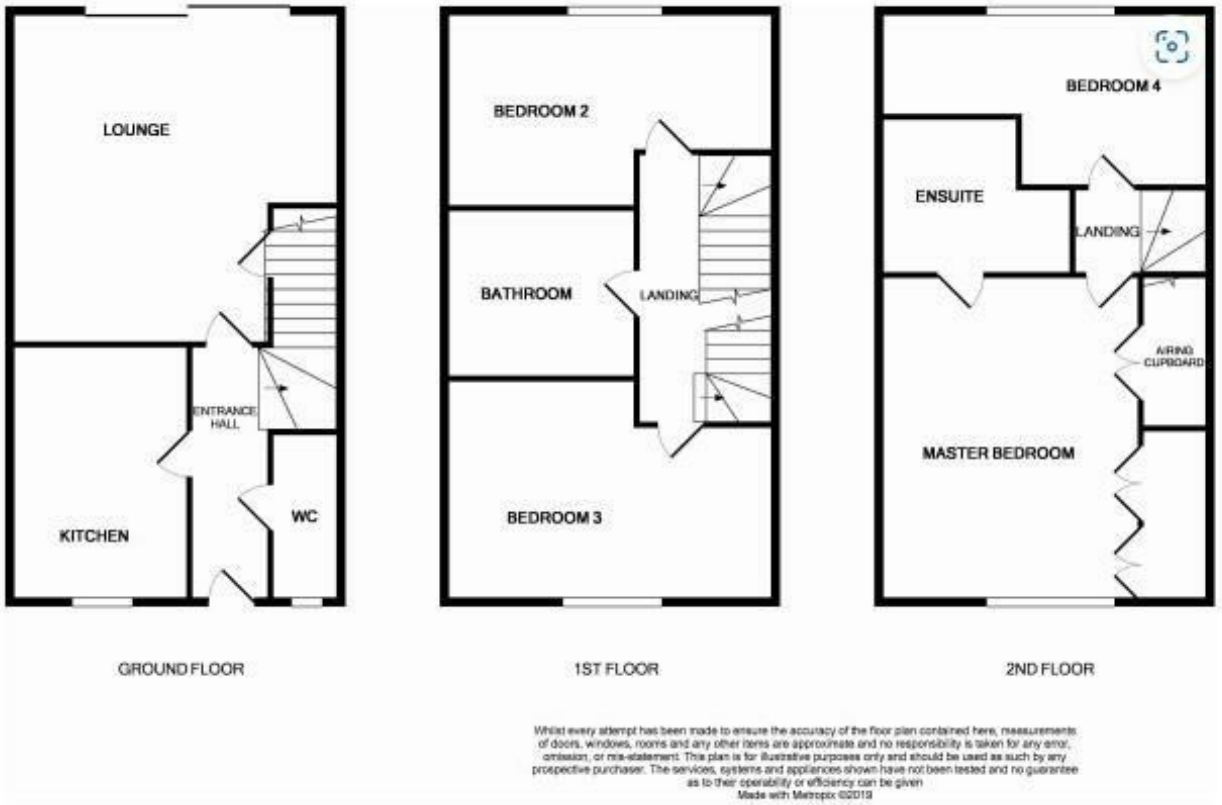
The rear garden has a paved area immediately form the house providing an area for seating. The main garden is laid to lawn and enclosed by timber fencing. A gate at the head of the garden leads to pathway which gives access to the garage en bloc and drive.

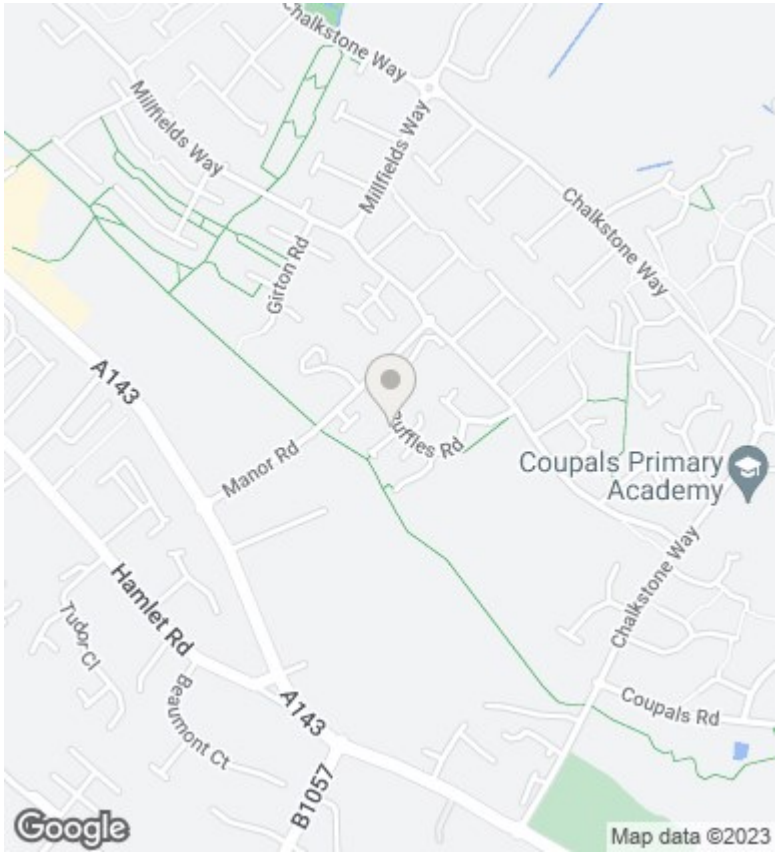
Garage & Drive

A single garage with up and over door. Block paved driveway providing parking for one vehicle.

Viewings

By appointment with the agents.





Viewings

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

Council Tax Band

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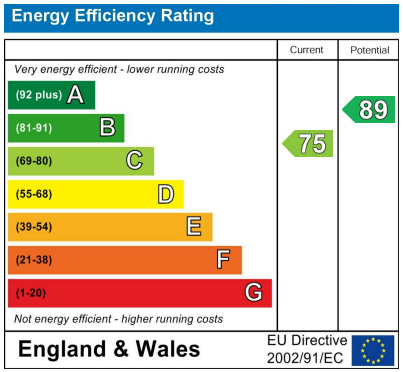

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