



**Henry Close, Haverhill CB9 9PU**

**welcome to**

## **Henry Close, Haverhill**

A modern well presented and updated townhouse offering well proportioned accommodation throughout located towards the outskirts of the town. Accommodation includes three bedrooms, one with en-suite shower room and a lounge/diner with Juliet balcony.

### **Entrance Hall**

With radiator, storage cupboard, stairs leading to first floor and doors to:-

### **Cloakroom/W.C.**

With wash hand basin, W.C, radiator, part tiled, wall hung storage unit, obscured double glazed window to front.

### **Study**

10' 5" x 8' 10" ( 3.17m x 2.69m )

With radiator, double glazed window to rear, obscured UPVc double glazed door to rear.

### **First Flooring Landing**

With doors to:-

### **Lounge/Diner**

21' 4" max x 10' max ( 6.50m max x 3.05m max )

With two radiators, TV points, space for dining table, two double glazed windows to front, double glazed window to rear and double glazed patio doors to Juliet balcony to the front.

### **Kitchen**

10' 4" x 8' 10" ( 3.15m x 2.69m )

Newly installed kitchen comprising of a range of base units and drawers with gloss work tops over, matching wall units, integrated gas hob with extractor hood over, inset one and a half bowl stainless steel sink and drainer with tiled splash back, integrated electric cooker, integrated appliances including dishwasher, washing machine and fridge/freezer, radiator, spotlighting and two double glazed windows to rear.

### **Bathroom**

With panel enclosed bath with shower over, wash hand basin, W.C, part tiled, extractor fan, wall hung storage unit, spotlights, radiator and obscured double glazed window to front.







### **Second Floor Landing**

With loft access. storage cupboard and doors to:-

### **Bedroom 1**

10' 9" x 9' 3" ( 3.28m x 2.82m )

With radiator, built in wardrobes, two double glazed windows to front and door to:-

### **En-Suite Shower Room**

Fitted with shower cubicle, wash hand basin, W.C, radiator and obscured double glazed window to front.

### **Bedroom 2**

10' 9" x 7' 9" ( 3.28m x 2.36m )

With radiator, built in wardrobes and double glazed window to rear.

### **Bedroom 3**

9' 1" max x 8' 9" ( 2.77m max x 2.67m )

With radiator and double glazed window to rear.

### **Outside**

The tiered rear garden has an initial patio area with steps up to a laid lawn. There are a range of flower beds and decorative shrubbery throughout the garden. The garden is fully enclosed by fencing with a shed for storage.

### **Garage & Driveway**



***view this property online*** [williamhbrown.co.uk/Property/NMT104105](http://williamhbrown.co.uk/Property/NMT104105)



welcome to

## Henry Close, Haverhill

- Modern Townhouse
- Three Well Proportioned Bedrooms
- En-suite to Bedroom 1
- Office/Study
- Garage and Driveway

Tenure: Freehold

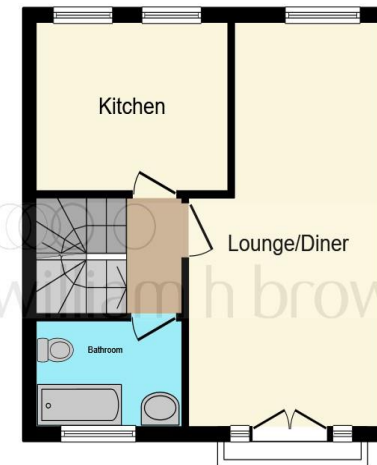
EPC Rating: D

offers over

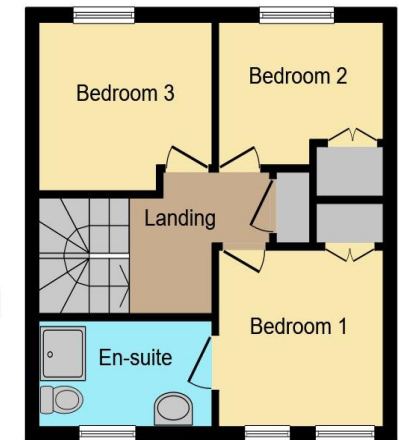
**£300,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/NMT104105](http://williamhbrown.co.uk/Property/NMT104105)



Property Ref:  
NMT104105 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01638 660633**



[newmarket@williamhbrown.co.uk](mailto:newmarket@williamhbrown.co.uk)



Meldreth House Wellington Street,  
NEWMARKET, Suffolk, CB8 0HT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**