



JAMIE WARNER
— ESTATE AGENTS —



31 Burton End, Haverhill, CB9 9LU

Guide Price £265,000

- Three Bedrooms
- Modern Bathroom Suite
- Off-Road Parking
- Town Centre Location
- Sitting Room
- Outdoor Entertaining Area
- Double Glazing
- Kitchen/Dining Room
- Garden Man Cave
- Gas Radiator Heating

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31 Burton End, Haverhill CB9 9LU

A nicely presented and generous, 1940's end terraced house located within walking distance of the town Recreation ground and town centre. The property benefits from a spacious kitchen/dining room and a pleasant sitting room. Outside there is a lovely rear garden which enjoys a brilliant entertaining area including a cool man cave and hot tub area.



Council Tax Band: B



GROUND FLOOR

Entrance Hall

Radiator, wooden flooring, stairs to first floor, doorway to:

Sitting Room

12'0" x 13'9"

Window to front, feature fireplace with oak mantle, radiator, open plan to Kitchen/Dining Room, door to built in under-stairs cupboard.

Kitchen/Dining Room

10'8" x 16'9"

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for american style fridge/freezer, space for range oven, window to rear, radiator, wooden flooring.

Rear Lobby

Double doors to storage cupboard, door to rear garden, door to:

Bathroom

Fitted with a three piece suite comprising a panelled bath with independent shower over, mixer tap and glass screen, vanity wash hand basin with mixer tap, low-level WC, tiled splashbacks, heated towel rail, window to rear, tiled flooring, full height tiling to all walls.

FIRST FLOOR

Landing

Window to side. doors to all rooms. Loft access with drop down ladder. The loft is fully boarded with light connected.

Bedroom 1

11'0" x 14'0"

Two windows to front, door to storage cupboard, radiator.

Bedroom 2

11'7" x 8'6"

Window to rear, radiator.

Bedroom 3

8'6" x 8'3"

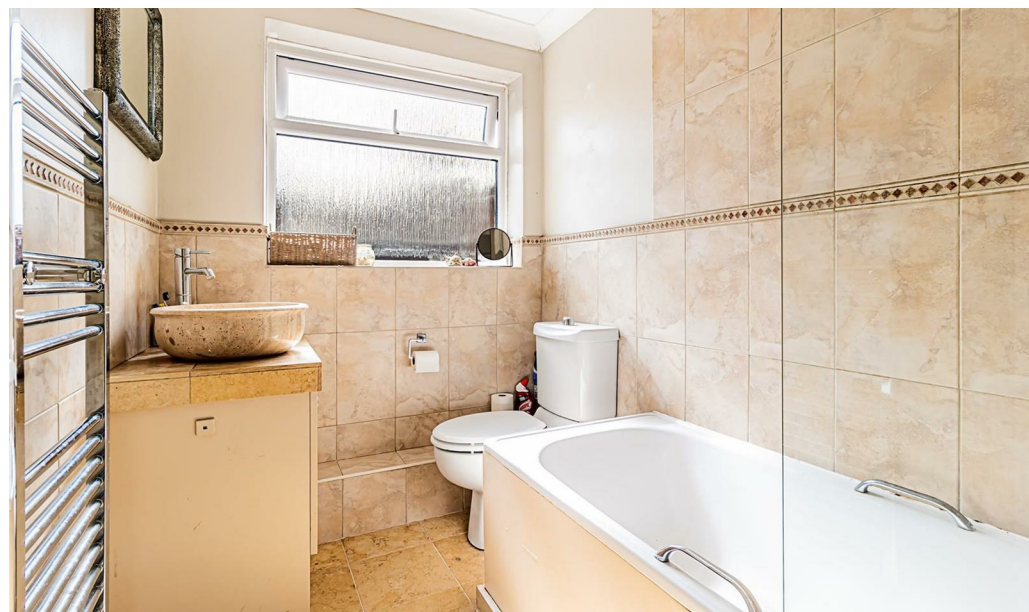
Window to rear, radiator.

Outside

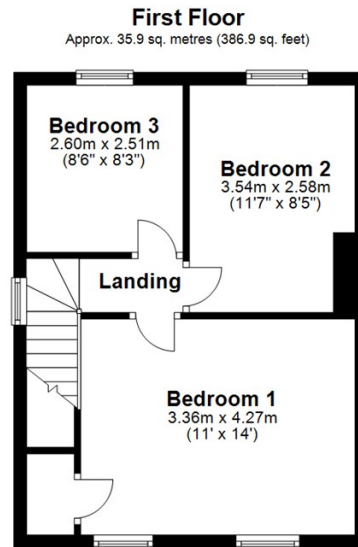
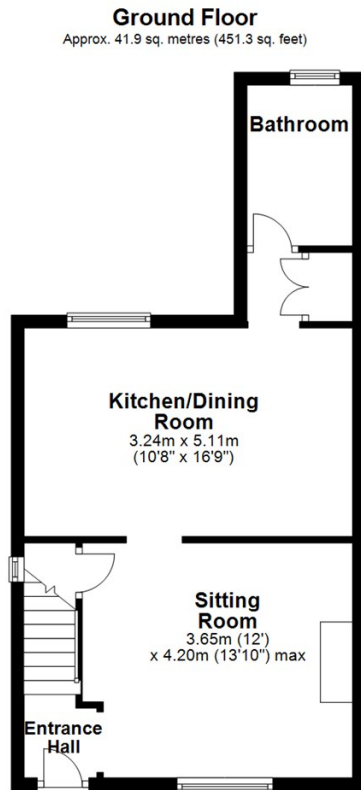
The rear garden has a concrete patio area immediately from the house with a gate providing access to a side passage. A pathway leads off to a residents access gate. Steps from the here leads to a paved patio which then leads to the main lawn. Beyond the lawn there is a brilliant entertainment area which includes a cool man cave with a cast iron wood burner, power and light is connected. There is also a covered area currently housing a hot tub (hot tub could be included by separate negotiation).

Off-Road Parking

The property benefits from parking to the front for two vehicles.





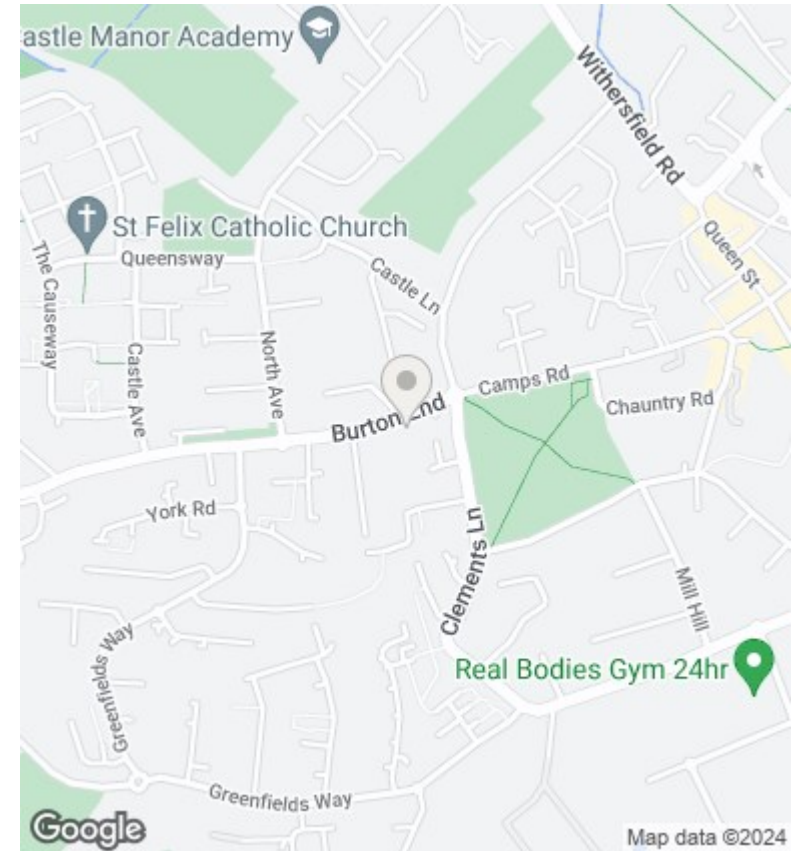


Total area: approx. 77.9 sq. metres (838.2 sq. feet)

Viewings

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

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	43	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		