



JAMIE WARNER  
— ESTATE AGENTS —



## 22 Eden Road, Haverhill, CB9 8DX

Guide Price £179,950

- Two Generous Bedrooms
- First Floor Bathroom
- Convenient Town Centre Location
- Two Reception Rooms
- Double Glazing
- No Onward Chain
- Fitted Kitchen
- Gas Raditator Heating

## 22 Eden Road, Haverhill CB9 8DX

Welcome to this delightful terraced house nestled on the pleasant Eden Road in Haverhill. This charming property features 2 reception rooms, 2 generous bedrooms, and a first floor bathroom, making it an ideal choice for first-time buyers seeking a town centre location.

The property boasts a rear garden, perfect for savouring outdoor summer evenings or hosting weekend gatherings. You could soon revel in your own space, as this is being sold without any onward chain.



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.

### Sitting Room

10'6" x 11'2"

Window to front, two radiators, open plan, door to:

### Dining Room

8'0" x 7'6"

Window to rear, stairs, two open plan, door to:

### Kitchen

13'6" x 6'3"

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric double oven, built-in four ring gas hob, window to rear, radiator, floor mounted gas boiler.

### Landing

### Bedroom 1

10'5" x 11'2"

Window to front, radiator.

### Bedroom 2

8'1" x 8'6"

Window to rear, radiator, storage cupboard, door to bathroom.

### Bathroom

Fitted with a three piece suite comprising a panelled bath with mixer tap and glass screen, pedestal wash hand basin and a low-level WC, tiled splashbacks, window to rear, radiator.

### Outside

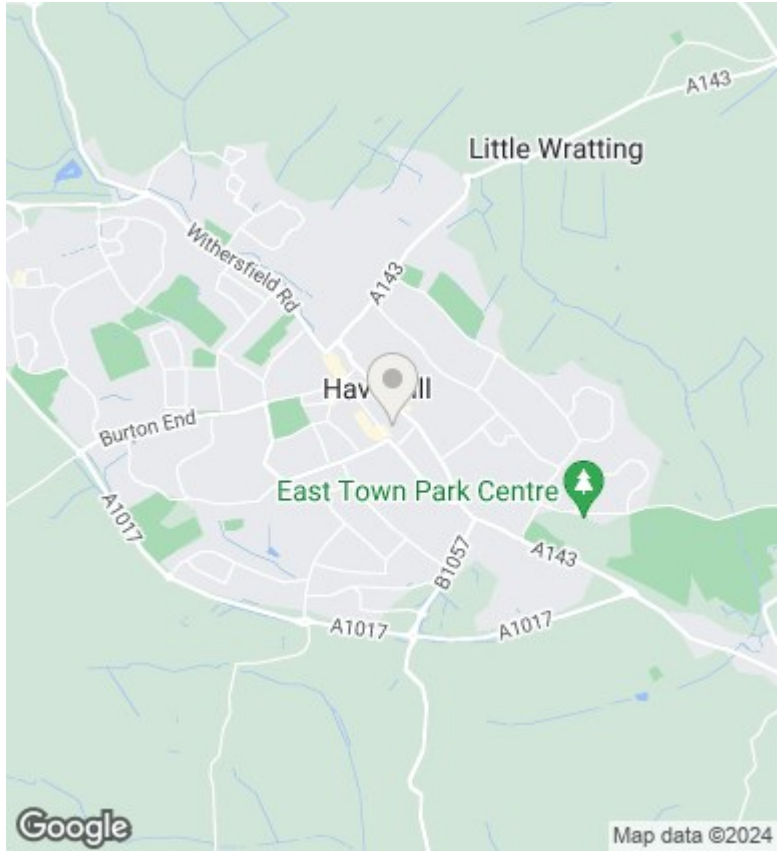
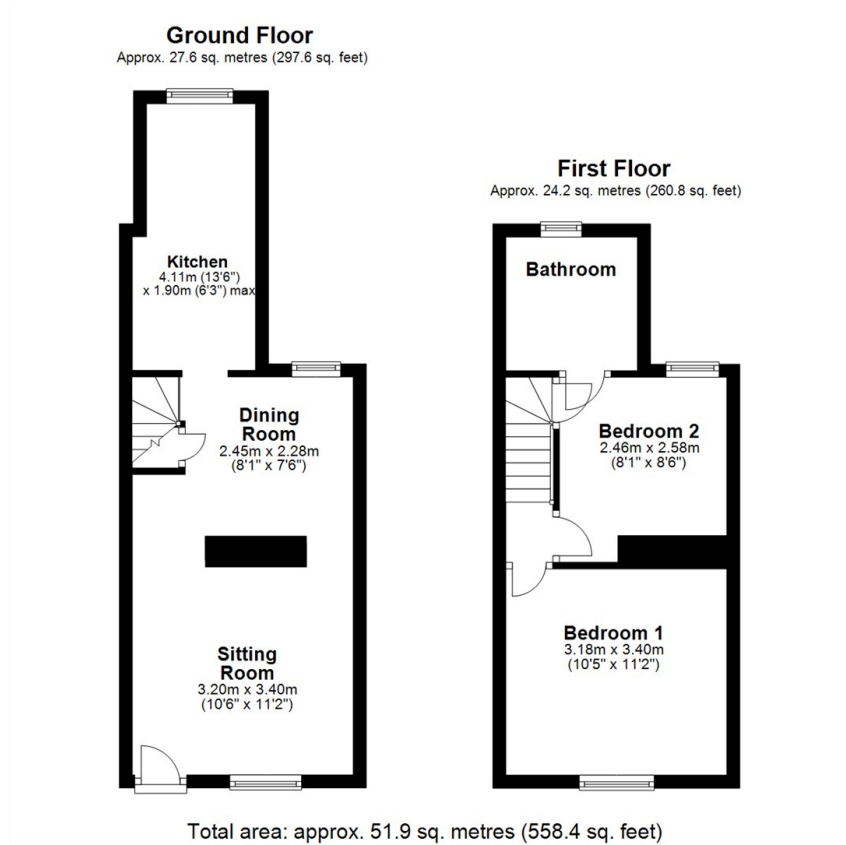
The property features a quaint garden at the back, ideal for alfresco dining or entertaining friends without demanding your entire weekend for upkeep or preparation.

### 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.



### Viewings

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