



JAMIE WARNER  
— ESTATE AGENTS —



## 26 White Caville, Haverhill, CB9 9QG

Guide Price £220,000

- Charming terraced house
- Two spacious double bedrooms
- Replacement bathroom suite
- Quiet cul-de-sac location
- Generous sitting/dining room
- Lovely garden space
- Sought-after Cambridge side
- Fitted kitchen
- Allocated double parking

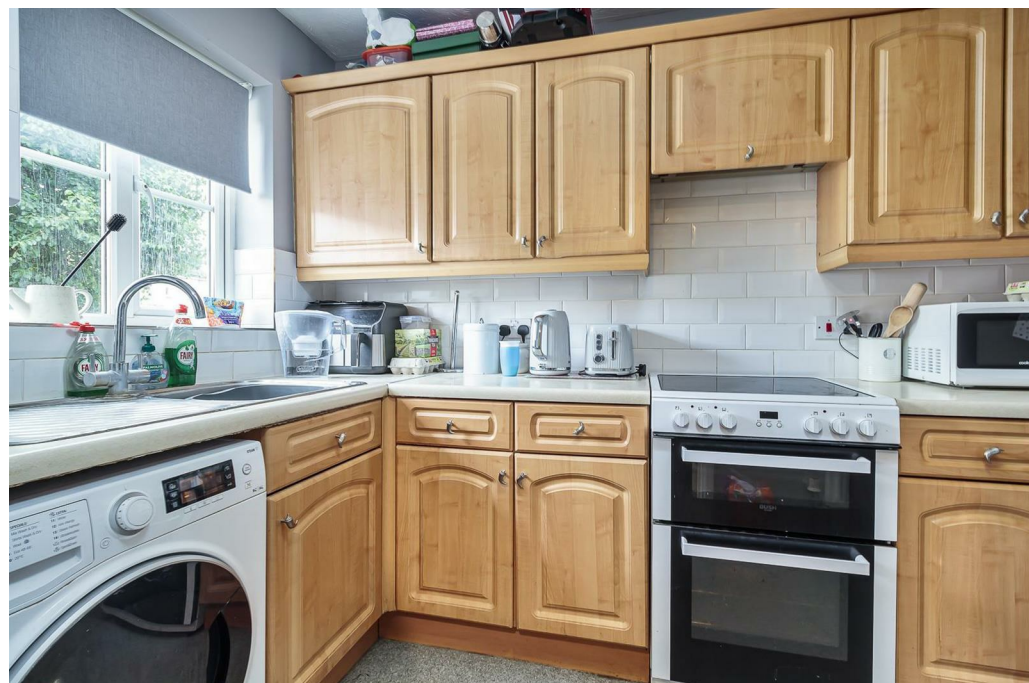


## 26 White Caville, Haverhill CB9 9QG

Introducing a charming terraced house nestled in a quiet cul-de-sac on the sought-after Cambridge side. Featuring two spacious double bedrooms, a cozy sitting/dining room, and a modern kitchen layout, this home is perfect for first-time buyers or as a fantastic letting investment. Enjoy a modern bathroom, lovely garden space, and allocated double parking.



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.

## Entrance Hall

The entrance hall features a radiator, wooden flooring, and a staircase leading to the first floor.

## Kitchen

10'0" x 6'0"

Equipped with a coordinated set of base and eye-level units and topped with ample worktop space, this kitchen features a stainless steel sink with a single drainer and mixer tap. It includes plumbing for a washing machine and space for a fridge/freezer and cooker. A front-facing window provides natural light, complemented by a radiator. Additionally, a wall-mounted gas combination boiler supplies the heating system and domestic hot water.

## Sitting/Dining Room

13'11" x 12'6"

A spacious sitting and dining room featuring a rear window, two radiators, wooden flooring, and patio doors leading to the rear garden.

## Landing

Loft access, doors leading to all first floor rooms

## Bedroom 1

10'0" x 12'6"

The main bedroom features two windows at the rear, overlooking the garden, and includes a radiator.

## Bedroom 2

8'3" x 8'11"

Another double bedroom features two front-facing windows, a radiator, and a built-in cupboard.

## Bathroom

Equipped with a three-piece suite including a panelled bath, a pedestal washbasin, and a low-level WC, this space features tiled splashbacks, a heated towel rail, a radiator, and tiled flooring.

## Outside

The rear garden features a timber decking area directly from the house, offering a pleasant seating space. Beyond this, the main garden extends with a pleasant lawn.

## Allocated Parking

The property boasts a double driveway at the front, offering two designated parking spaces.

## Special Notes

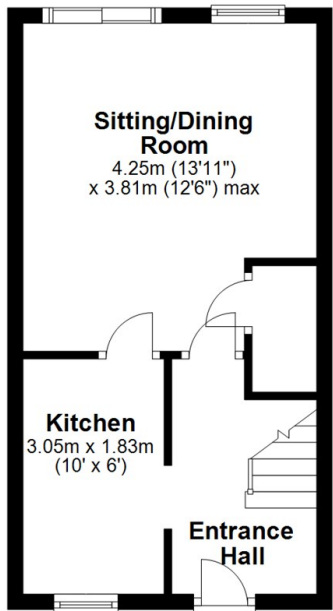
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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

By appointment with the agents.

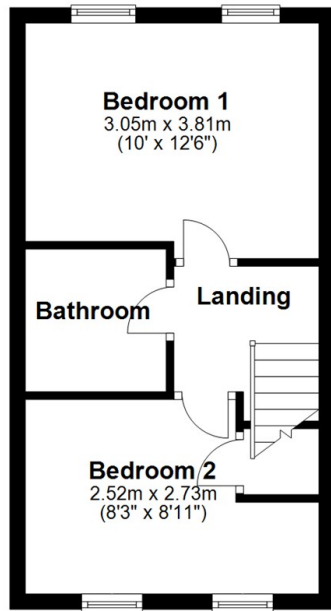
### Ground Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 56.6 sq. metres (609.4 sq. feet)



### Viewings

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

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