



33 Queensway, Haverhill, CB9 9AR

£200,000

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THREE-BEDROOM PROJECT WITH SOUTH-FACING GARDEN ON POPULAR PARKWAY DEVELOPMENT

Located on the popular Parkway development in Haverhill, this three-bedroom home presents an excellent opportunity for first-time buyers, families, or investors seeking a renovation project. The property offers a well-proportioned layout with a SPACIOUS KITCHEN/DINER, a separate SITTING ROOM, and a CONVERTED OUTBUILDING NOW SERVING AS A UTILITY ROOM, enhancing practicality.

While the home would benefit from modernisation, it offers a solid foundation for improvement and personalisation, making it ideal for those looking to add value or tailor a home to their taste.

Outside, the GENEROUS FRONT GARDEN provides versatile potential — whether for landscaping, future driveway creation (subject to permissions), or simply enjoying extra outdoor space. The SOUTH-FACING REAR GARDEN captures sunlight throughout the day, offering a bright and private setting for relaxing or entertaining.

Conveniently situated close to local amenities, including a nearby convenience store, this property combines scope, location, and potential — an exciting opportunity not to be missed.



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.

Accommodation

Ground Floor

Step through either the entrance into a useful lobby area, offering practical

access to the main living spaces and garden.

The utility room – 3.35m (11') x 1.57m (5'2") – is fitted with a range of base and eye-level units with round-edged worktops, providing a practical space for laundry and storage. A door to the rear leads directly into the garden.

The sitting room – 4.88m (16') x 3.45m (11'4") – is well-proportioned and welcoming, featuring a coal-effect gas fireplace as its central focal point. Double doors open onto the rear garden, providing excellent natural light and a pleasant connection to the outdoor space.

Positioned at the front of the home, the kitchen/dining room – 4.88m (16') x 2.54m (8'4") – is fitted with a matching range of base and eye-level units with round-edged worktops, a 1½ bowl stainless steel sink unit with single drainer and mixer tap, and plumbing for a dishwasher. There is space for a fridge/freezer, tumble dryer, and cooker. A front-facing window overlooks the garden, brightening the open-plan layout — ideal for casual dining and family meals. A door leads to a useful understairs cupboard for additional storage.

First Floor

The landing provides access to all first-floor rooms.

Bedroom One – 3.45m (11'4") x 3.18m (10'5") – is a comfortable double room with a window to the front.

Bedroom Two – 3.48m (11'5") into recess x 3.45m (11'4") – is another generously sized double bedroom, also front-facing, offering space for wardrobes or additional furnishings.

Bedroom Three – 3.18m (10'5") x 2.56m (8'5") – is positioned at the rear of the home and enjoys views over the garden. Ideal as a bedroom, nursery, or office

space.

The family bathroom is fitted with a two-piece suite comprising a panelled bath and pedestal wash hand basin, with tiled splashbacks.

A separate WC is located adjacent, fitted with a low-level WC and a window to the side for ventilation.

Garden

The rear garden offers a generous and private outdoor space, with a patio area directly outside the house, ideal for outdoor seating or dining. The remainder is laid to lawn, providing excellent potential for landscaping or family use.

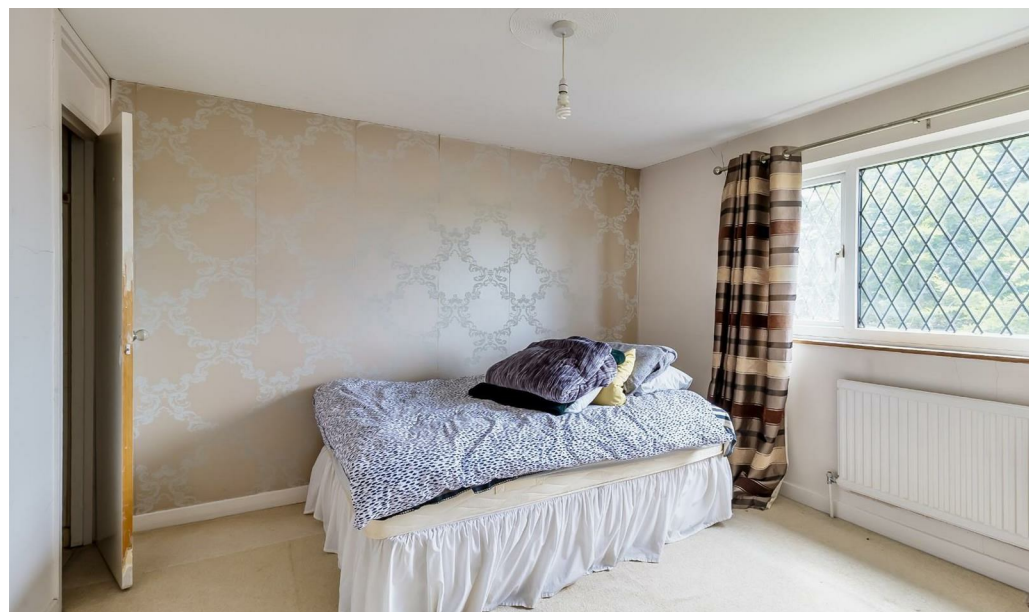
Enclosed by a combination of timber fencing and a brick wall along one boundary, the garden offers a secure and defined space. A side gate provides useful external access, and there is a timber shed for storage.

Viewings

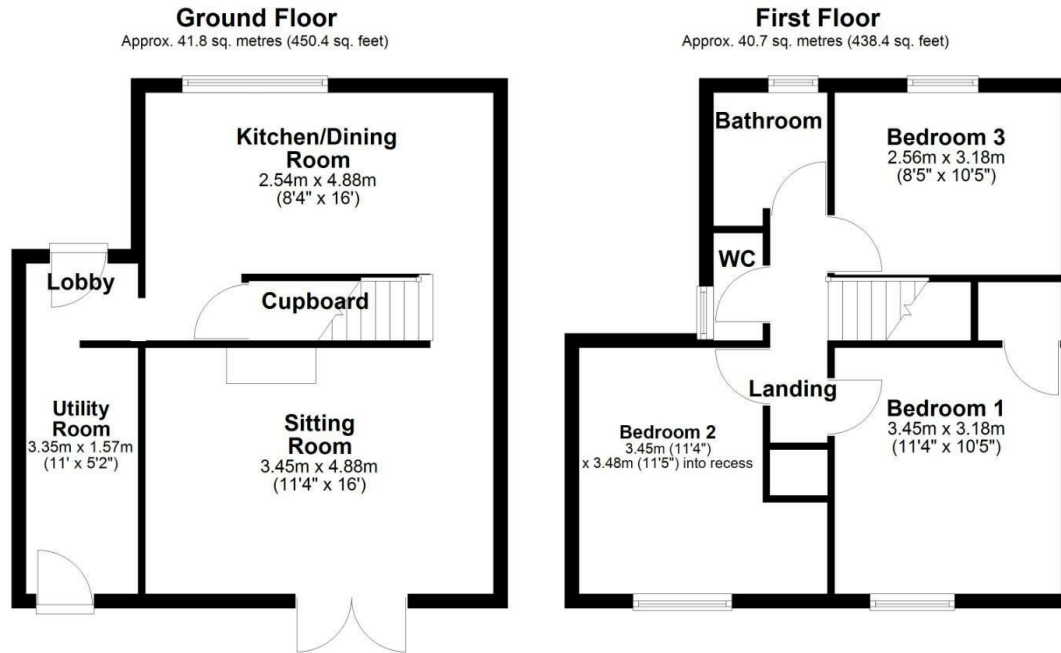
By appointment with the agents.

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.







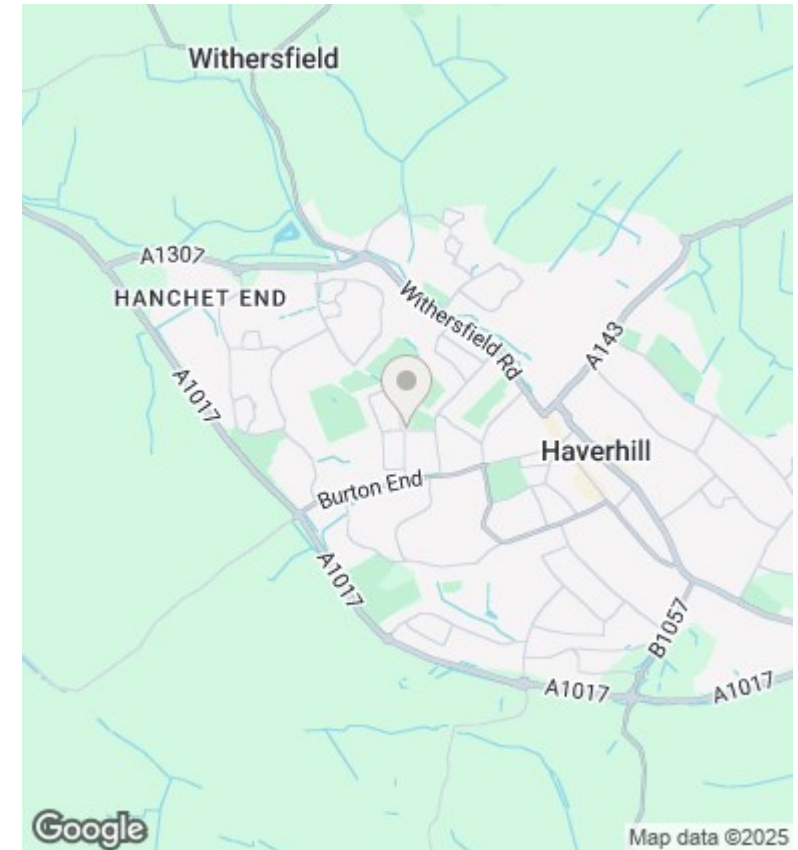
Total area: approx. 82.6 sq. metres (888.9 sq. feet)

Directions

Viewings

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

Council Tax Band



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