



15 Green Road, Haverhill, CB9 0PQ

£197,500

- Two spacious bedrooms, one en-suite
- Bright sitting/dining room with garden views
- Allocated parking and private garage
- Charming ground floor apartment
- Modern open-plan kitchen layout
- Ideal for first-time buyers
- Sought-after residential development
- Well-maintained communal garden
- Gas radiator heating

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A well-presented ground floor apartment situated within a sought-after residential development, offering 696 sq.ft of modern living space. The property features a bright and spacious sitting/dining room with garden views, a modern open-plan kitchen, two generously sized bedrooms (one with an en-suite), and a well-appointed family bathroom. Residents benefit from a beautifully maintained communal garden, along with the rare advantage of an allocated parking space and private garage. Perfectly suited for first-time buyers, downsizers, or investors seeking a comfortable and convenient home in a desirable location.



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.

Ground Floor

Communal Entrance

Secure buzz-in entrance door leading to a well-maintained communal area with stairs providing access to all floors.

Entrance Hall

Welcoming entrance hall with door leading to:

Sitting/Dining Room

5.92m (19'5") max x 4.36m (14'4")

This bright and generously sized sitting/dining room is bathed in natural light, thanks to three rear-facing windows and an additional side window that offer charming views of the communal garden. The space is thoughtfully designed for both relaxation and entertaining, seamlessly flowing into the open-plan kitchen. Enhanced by two radiators, this versatile room provides a warm and inviting atmosphere.

Kitchen

2.56m (8'5") x 2.06m (6'9")

This modern kitchen is fitted with a modern range of base and eye-level units, complete with round-edged worktops for a contemporary finish. Features include a stainless steel sink with mixer tap, plumbing for a washing machine, and space for a fridge/freezer. The kitchen boasts a fitted electric fan-assisted oven and a built-in four-ring gas hob with extractor hood over. Dual-aspect windows to the side and front enhance the room's light and airy feel, and the open-plan layout adds a sense of space.

Bedroom 1

3.57m (11'9") x 3.25m (10'8")

A generously sized main bedroom with two windows to the rear, filling the room with natural light and enjoying views over the garden area. The room features a radiator and benefits from its own en-suite.

En-suite

The en-suite is fitted with a modern two-piece suite comprising a pedestal wash hand basin with mixer tap, a tiled shower cubicle with a fitted power shower and folding glass screen, and a low-level WC. Tiled splashbacks, a window to the rear, and a radiator and heated towel rail complete the space.

Bedroom 2

3.67m (12'1") x 2.73m (9') max

A well-proportioned second bedroom offering dual-aspect windows to the side and front, a radiator, and ample space for furnishings.

Bathroom

The family bathroom is fitted with a three-piece suite, including a panelled bath with hand shower attachment and mixer tap, a pedestal wash hand basin with mixer tap, and a low-level WC. A radiator completes this well-appointed space.

Outside

This property enjoys the added benefit of a beautifully maintained communal garden located at the rear. The garden is laid entirely to lawn and bordered by mature hedgerows, ensuring privacy and a tranquil setting to relax in.

Garage & Parking

To the side of the property, there is a designated residents' parking area, where this home benefits from an allocated parking space. Additionally, it boasts the rare advantage of a private single garage, providing secure storage or additional parking.

Viewings

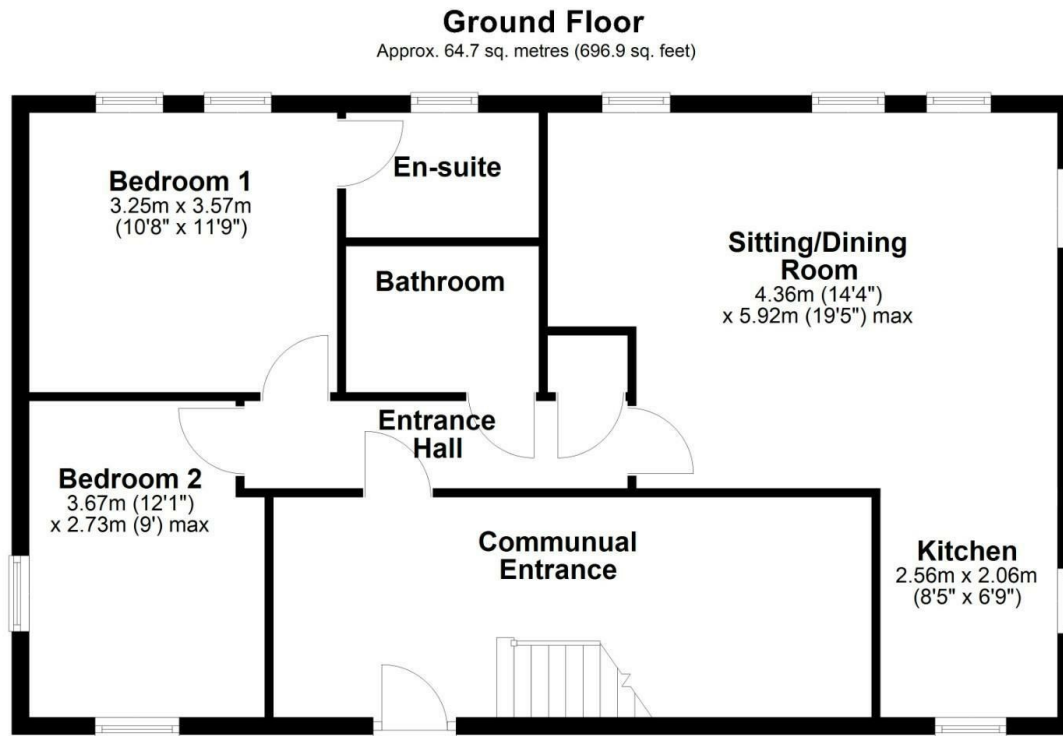
By appointment with the agents.

Special Notes

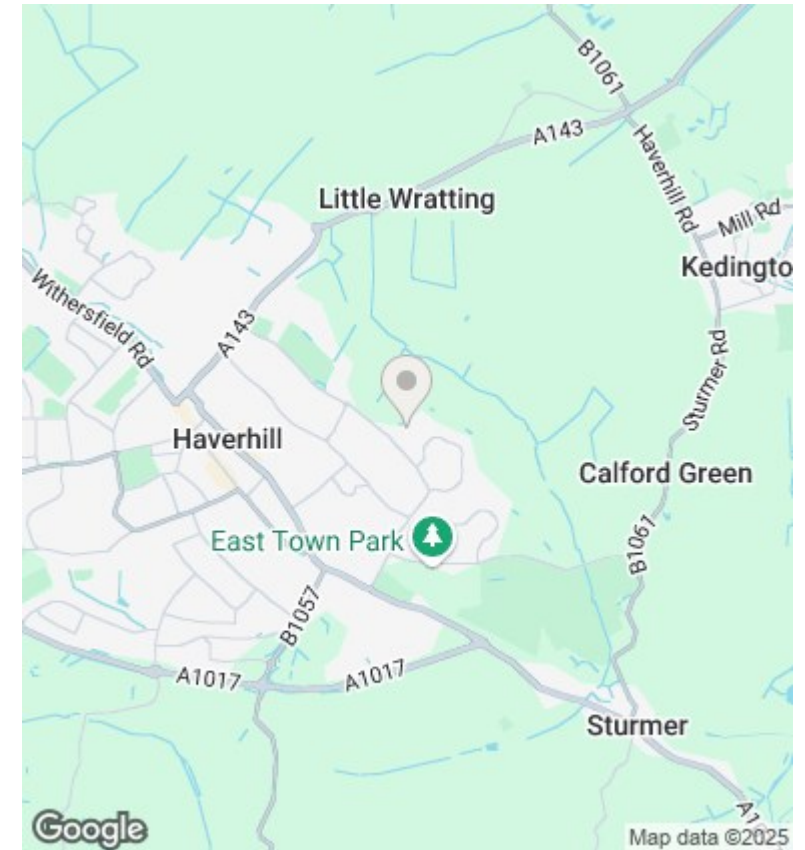
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 64.7 sq. metres (696.9 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 