



32 Forest Glade, Haverhill, CB9 9NN

£230,000

- End-terrace family home
- Bright sitting room
- Lawned front garden
- No onward chain
- Kitchen / dining room
- Communal parking front
- Three bedrooms
- Private rear garden
- Quiet residential setting

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NO ONWARD CHAIN

A three-bed end-terraced home offered with no onward chain, enjoying a quiet setting with communal parking to the front. The ground floor provides a bright sitting room and a kitchen/dining room opening onto the rear garden. Upstairs are three bedrooms and a family bathroom. Outside, there is a lawned front garden, while the rear garden offers a private space backing onto established trees with scope for improvement. An ideal purchase for first-time buyers, downsizers, or investors.



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
Entrance Hall

Radiator, stairs to first floor, door to storage cupboard.

Sitting Room — 5.23m (17'2") max x 3.18m (10'5")

Window to front, radiator, open plan to storage cupboard.

Kitchen / Dining Room — 4.74m (15'6") x 2.64m (8'8")

Fitted with matching base and eye-level units with rounded worktops, 1½ bowl stainless-steel sink with drainer, plumbing for washing machine, space for fridge/freezer and range cooker, window to rear, radiator, double doors to garden.

FIRST FLOOR

Bedroom 1 — 4.26m (14') x 2.58m (8'6")

Window to front, radiator, built-in cupboard.

Bedroom 2 — 2.74m (9') x 2.26m (7'5")

Window to rear, radiator.

Bedroom 3 — 2.64m (8'8") x 2.06m (6'9")

Window to front, radiator.

Bathroom

Three-piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash basin, low-level WC, window to rear, radiator.

OUTSIDE
Front

A lawned front garden with a pathway leading to the entrance. The gravelled area to the right belongs to the neighbouring property.

Rear Garden

A largely private rear garden backing onto established trees. Currently requiring some attention, it includes both lawn and paved patio areas. A timber shed provides useful storage. With scope for landscaping, it offers an opportunity for buyers to shape the space to their needs.

Communal Residents Parking Area

A shared residents' parking area is positioned to the front of the house.

Viewings

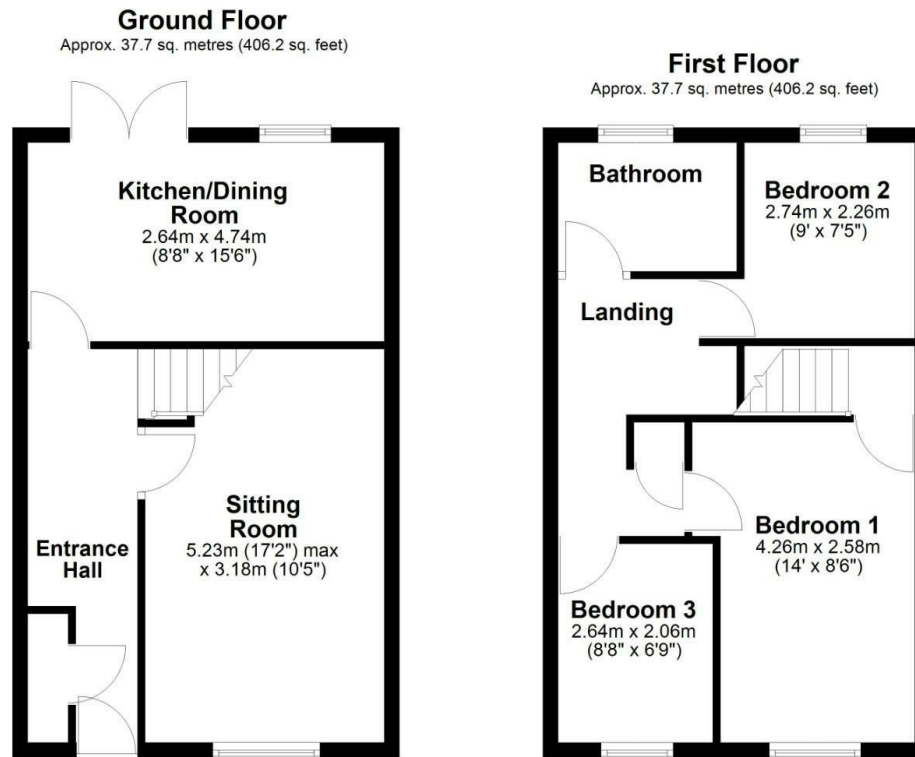
By appointment with the agents.

Special Notes

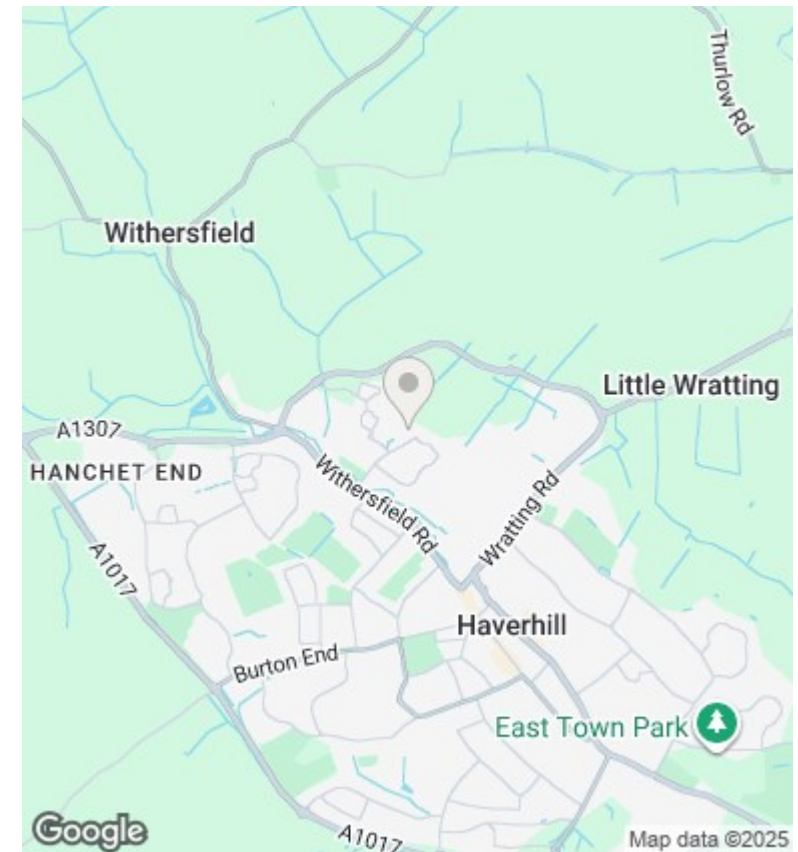
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 75.5 sq. metres (812.3 sq. feet)



Directions

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		86
(69-80) C	71	
(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