







1 Western Avenue, Haverhill, CB9 9HJ

Guide Price £269,500

- Three Generous Bedrooms
- Double Glazing & Gas Central Heating
- Cambridge Side Of Town

- Spacious Sitting / Dining Room
- Non-Estate Location
- No Onward Chain

- Fitted Kitchen
- Large Garden

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Discover this charming property featuring three generous bedrooms, a spacious sitting/dining room, and an attractive kitchen. Situated on a large corner plot garden on the desirable Cambridge side of town, it offers double glazing and gas radiator heating. Located in a popular non-estate area, this home is perfect for a growing family.









Council Tax Band: C





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 boasts a radiator, wooden flooring, and a built-in cupboard hosting a wall-mounted gas boiler for heating and hot water. Stairs ascend to the first floor, with a door to the sitting room and another to the kitchen.

Kitchen

11'4" x 7'9"

The kitchen features a coordinated array of base and eye-level units with rounded worktops, including an integrated fridge/freezer and plumbing for a washing machine. It boasts a fitted eye-level gas double oven and a built-in four-ring gas hob. The room is illuminated by windows to the rear and side, alongside a convenient storage cupboard. It offers a doorway leading to the sitting room and a further door to:

Lobby

A secondary lobby with a door leading to the garden.

Sitting Room

19'8" x 12'7"

A generously sized room with dual aspects, offering a view through the front window and access to the rear garden via patio doors. It boasts a charming fireplace with a timber surround, two radiators, and wooden flooring.

Landing

Window to side.

Bedroom 1

10'0" x 15'9"

The spacious double bedroom features a front-facing window, radiator and wooden flooring.

Bedroom 2

9'8" x 12'7"

Bedroom 2 is another spacious double bedroom with a rear window overlooking the garden, complete with a radiator and a built-in cupboard.

Bedroom 3

5'5" x 7'7"

A spacious single bedroom featuring a front-facing window, radiator, wooden flooring, and a built-in cupboard.

Bathroom

A recently updated suite includes a panelled bath with a shower attachment, a mixer tap, a glass screen, a vanity wash hand basin with a mixer tap, tiled splashbacks, a heated towel rail and a window to the rear.

Outside

The property enjoys a generous with the main garden being laid to lawn and enclosed by high hedgerows. There is a brick-built shed measuring $2.65m \times 2.3m$ and a further timber workshop measuring $3.7m \times 3m$.

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.



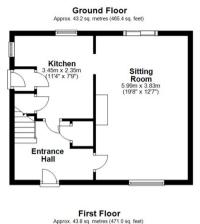


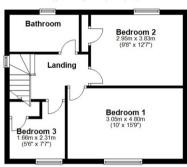












Total area: approx. 87.0 sq. metres (936.3 sq. feet)

Viewings

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

Council Tax Band

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