

## 26 Manor Farm Close - Asking Price £180,000

Haverhill CB9 8QN



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# Asking Price £180,000

## The Property

Located in a sought-after residential development in the thriving market town of Haverhill, this stylish and well-presented ground floor, two-bedroom, two-bathroom apartment offers contemporary living with convenience and comfort at its core.

Set on a well-maintained estate, the property features a spacious open-plan living/dining area, ideal for relaxing or entertaining. The modern kitchen is fitted with integrated appliances and sleek units, offering ample storage and workspace.

The apartment benefits from two generous double bedrooms, one including an en-suite shower room, while the second bedroom is served by a well-appointed family bathroom. Both bedrooms enjoy plenty of natural light and built-in storage.

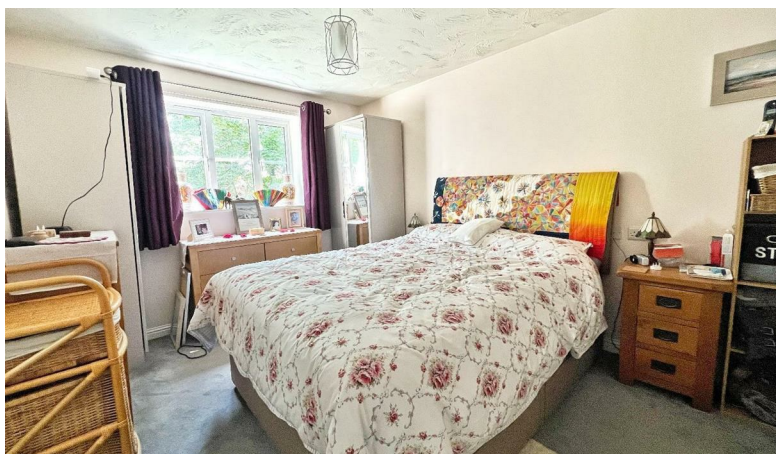
Situated within walking distance to local amenities, supermarkets, and schools, with excellent transport links to Cambridge, Bury St Edmunds, and beyond, this apartment offers the best of town-centre living with countryside charm nearby.

## Features

- Ground Floor Flat
- Generously Sized Kitchen
- Open Plan Living/Dining Room
- Principal Bedroom with En-suite
- Walking distance to local amenities
- Modern Kitchen with Integrated Appliances
- Walk In Shower Cubical
- Two Bedrooms
- Long Lease Length
- Parking

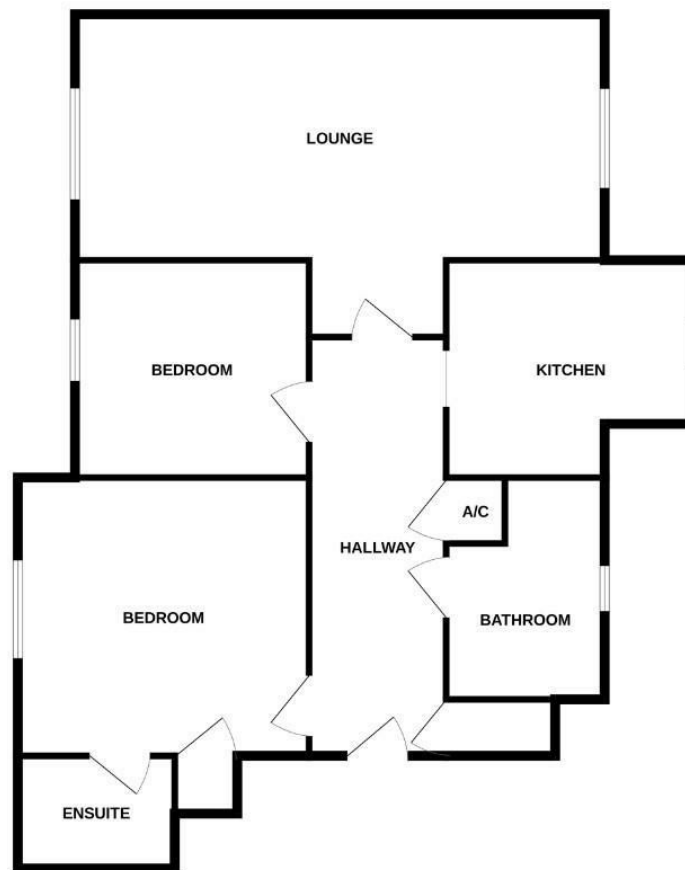






These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 6.0.2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	74
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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