



**38 Beech Grove
Haverhill, Suffolk**

**DAVID
BURR**



38 Beech Grove, Haverhill, Suffolk CB9 9JA

Haverhill is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well-used sports centre with all-weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

A lovely 1960's built semi-detached three bedroom family home situated within a quiet popular residential development set within the thriving market town of Haverhill.

A semi-detached family home situated within a quiet popular residential development convenient for local amenities.

Entrance into:

ENTRANCE HALL: With door through to:

LIVING ROOM: A lovely bright space with feature gas fireplace and large window with views to the front. Through to:

KITCHEN/DINING ROOM: Comprehensively fitted with a range of wall and base units under laminate worktop with composite sink inset, space and plumbing for a dishwasher and a four ring hob cooker. Part-tiled walls. Plenty of space for dining table and chairs. French doors lead out to the terrace. Door to:

UTILITY ROOM: Fitted with a range of wall and base units under laminate worktop with stainless steel sink inset. Space and plumbing for a washing machine and under counter fridge/freezer. Tiled floor.

SHOWER ROOM: Fitted with a corner shower, WC, pedestal sink unit and heated towel rail.

First Floor

BEDROOM 1: A lovely bright room with plenty of storage space and views to the front.

BEDROOM 2: With storage cupboard and views overlooking the rear garden.

BEDROOM 3: A single room with storage cupboard and views to the front.

FAMILY BATHROOM: Fitted with a panel bath, shower, wash basin and toilet.

Outside

The garden has been beautifully maintained with two terraced areas, ideal for Al Fresco dining and entertaining, together with an area of lawn with flower bed borders and a garden shed.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: B. £1,664.14 per annum.

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TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None.

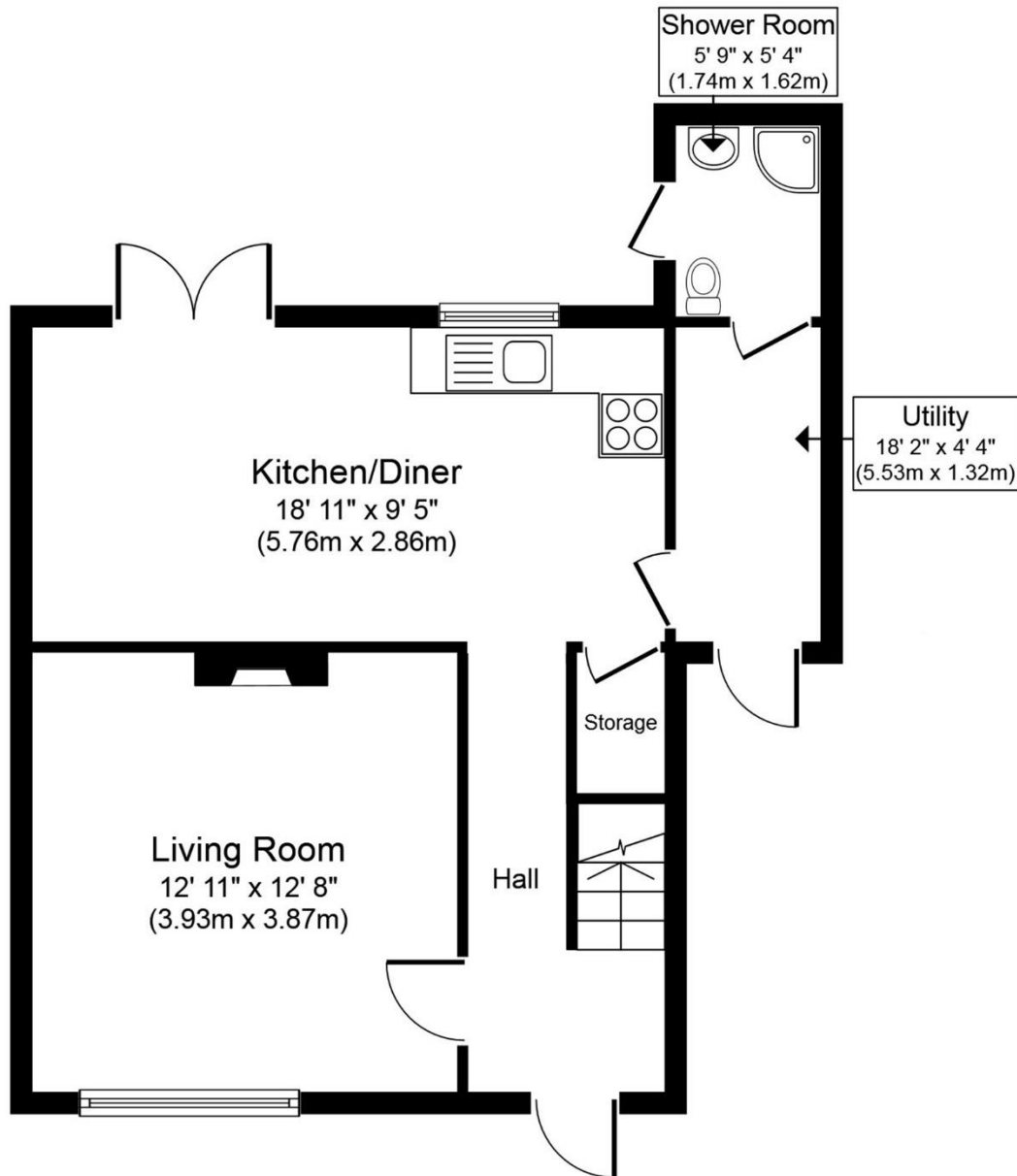
FLOOD RISK: None.

ACCESSABILITY ADAPTIONS: None.

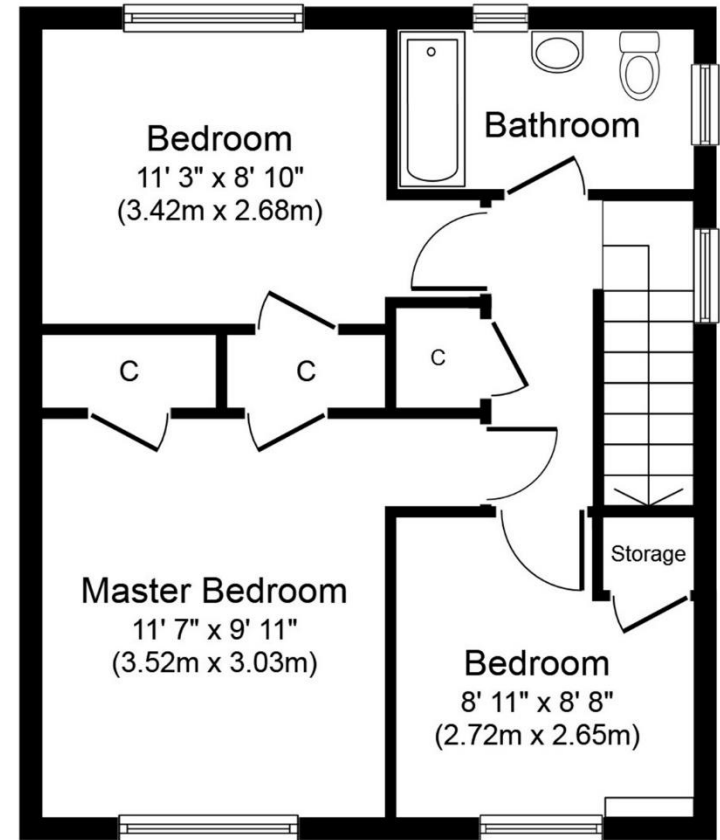
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
501 sq. ft.
(46.6 sq. m.)



First Floor
Approximate Floor Area
431 sq. ft.
(40.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

