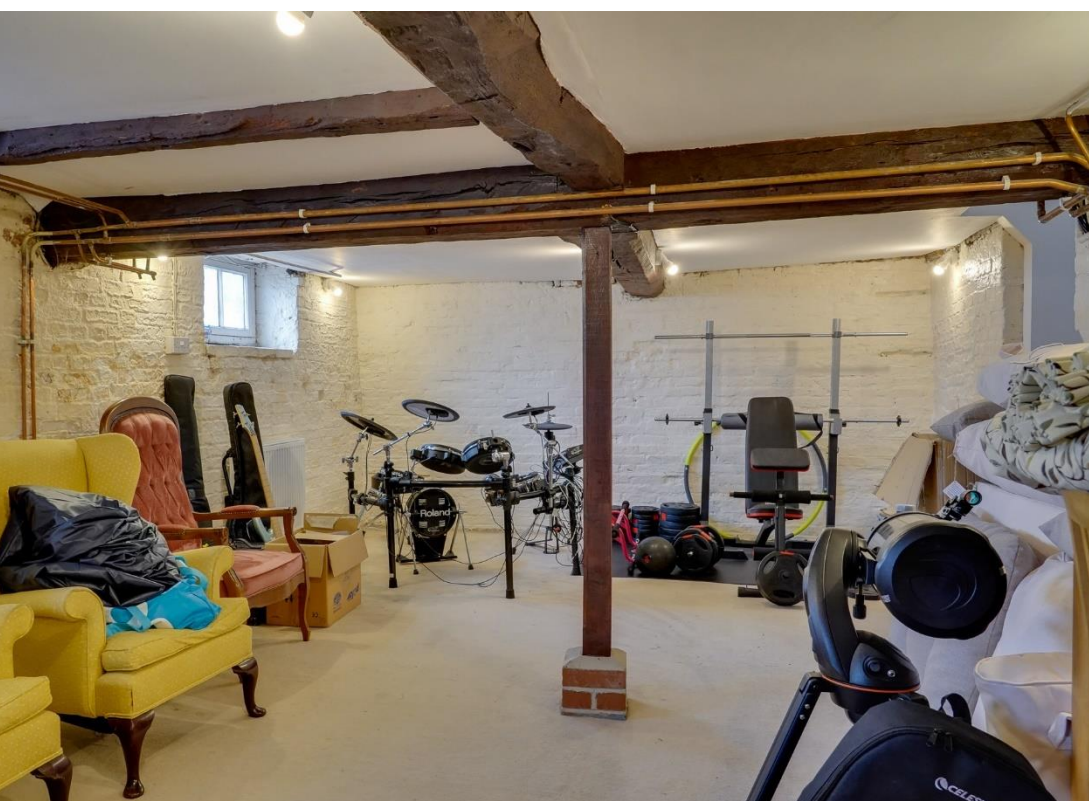




**72 High Street
Haverhill, Suffolk**

**DAVID
BURR**



72 High Street, Haverhill, Suffolk CB9 8AP

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 Grade II Listed four bedroom link-detached family home with off-road parking, self-contained Annexe accommodation and garden, conveniently placed for local amenities.

ENTRANCE:

Entrance is via the rear door into the:

UTILITY ROOM: Comprising a range of base units with roll-edge worksurfaces over, space and plumbing for a washing machine and tumble dryer. Window with views to the rear and door to garden. Stairs leading down to:

BASEMENT: An ideal dry storage area with light and power connected, exposed beams and windows providing natural light. **AGENT'S NOTE:** The basement could potentially be converted into additional living accommodation, subject to the necessary planning consents.

KITCHEN/BREAKFAST ROOM: A stunning kitchen comprising a range of wall and base units under wooden worktops with Butler sink inset, Leisure range style cooker with seven ring gas hob set within an inglenook fireplace, exposed beams, space and plumbing for dishwasher. Sash window with views to the rear and door leading to the rear garden.

CLOAKROOM: Comprising wash basin, corner shower unit and WC.

SITTING ROOM: A bright and airy reception room with bay window to the front aspect, exposed beams with stairs rising to the first floor with storage cupboard underneath.

DINING ROOM: A characterful room with sash window and views to the front aspect, feature wood burner with oak bressummer over, storage cupboards with original period features.

First Floor

LANDING: With access to the loft, window to the side aspect and rooms off:

BEDROOM 1: With window to the front aspect, plenty of character features including Victorian fireplace and extensive built-in storage.

SHOWER ROOM: Comprising WC, shower, extensive storage and heated towel rail.

BEDROOM 2: With sash windows providing views to the front aspect and feature Victorian fireplace.

BEDROOM 3: With sash window providing views to the rear of the property, exposed beams and built-in storage.

FAMILY BATHROOM: Featuring WC, pedestal sink unit, panel bath with shower over, heated towel rail and exposed beams.

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Outside

The property is set back from the road with gravel driveway, providing off-road parking for multiple vehicles. A gate leads to the side access providing entry to the rear garden. The garden to the rear is predominantly laid to lawn and provides access to the Annexe accommodation.

ANNEXE: Self-contained annexe accommodation comprising: **Living Room/Kitchen:** An open-plan living area, comprising a range of wall and base units under laminate worktop with stainless steel sink inset, space for undercounter fridge/freezer. **Bathroom:** Comprising WC, pedestal sink and shower. **Bedroom:** With views over the garden to the rear.

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: N/A.

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

COUNCIL TAX BAND: Band C. £1,901.88 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame and Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1100 mbps download, up to 1100 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/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A Right of Access exists with a neighbouring property (No. 74 High Street).

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

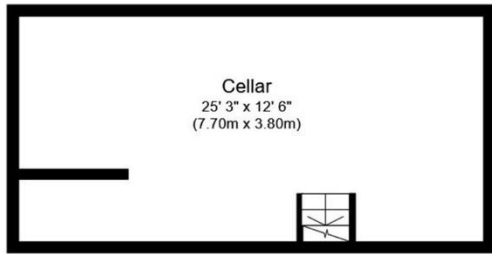
RESTRICTIONS ON USE OR COVENANTS:

FLOOD RISK: None known.

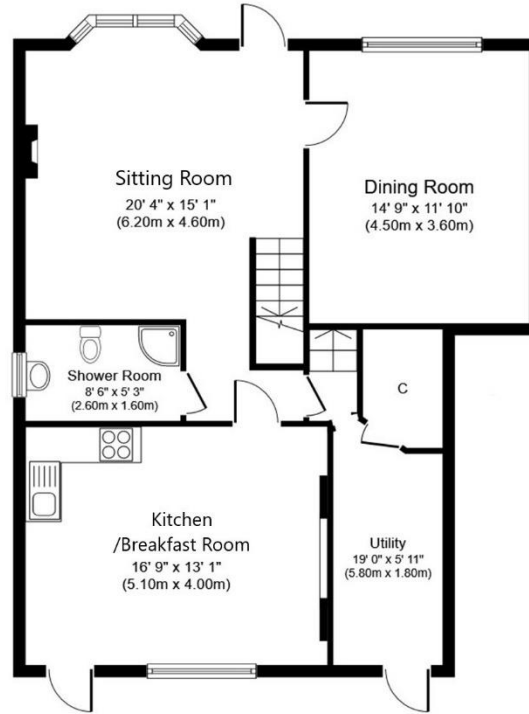
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

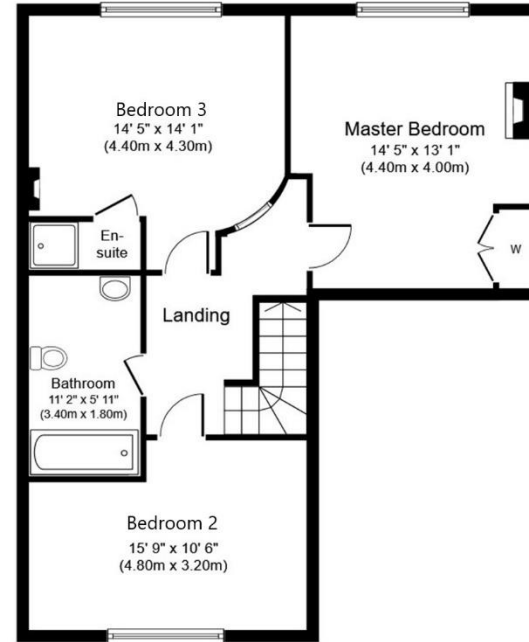
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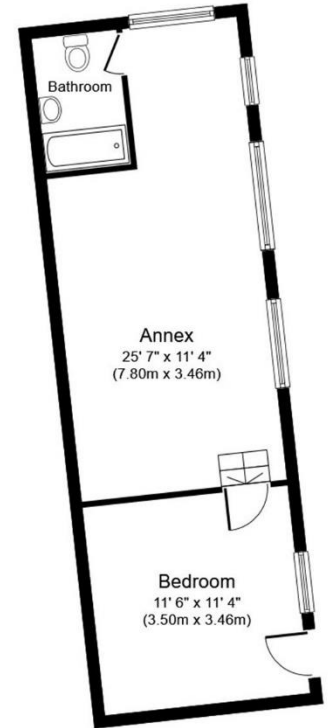
Cellar
Approximate Floor Area
316 sq. ft.
(29.4 sq. m.)



Ground Floor
Approximate Floor Area
854 sq. ft.
(79.4 sq. m.)



First Floor
Approximate Floor Area
701 sq. ft.
(65.2 sq. m.)



Annex
Approximate Floor Area
425 sq. ft.
(39.4 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.

