JAMIE WARNER
ESTATE AGENTS

# 27 Landseer Court, Haverhill, CB9 8LH

## £210,000

- Three well-sized bedrooms
- Separate utility room
- Front garden with pathway
- Spacious sitting room
- Downstairs WC
- Great first home or investment
- Kitchen/diner to garden
- Enclosed rear garden

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

# 27 Landseer Court, Haverhill CB9 8LH

SPACIOUS THREE-BEDROOM HOME WITH ENCLOSED GARDEN

This three-bedroom home is located on the outside edge of the popular Clements development, offering a practical layout with good-sized rooms, enclosed rear garden, and plenty of potential. The property is priced keenly as it would benefit from some modernisation, making it an ideal choice for first-time buyers, families, or investors looking for a solid rental opportunity.

3 1 1 C

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
A welcoming entrance with radiator, stairs rising to the first floor, and access to the main living space.

Sitting Room – 4.78m (15'8") x 3.99m (13'1")
A bright and comfortable reception room with a window overlooking the rear garden, feature fireplace creating a central focal point, radiator, and access through to:

Kitchen/Dining Room – 3.99m (13'1") x 2.95m (9'8")
Fitted with matching base and eye-level units with round-edged worktops, stainless steel sink with single drainer, plumbing for dishwasher, and space for fridge/freezer and cooker. A front-facing window brings in natural light, while the dining area enjoys a radiator and patio doors opening directly to the rear garden, ideal for entertaining. Access to:

Utility Room – 1.68m (5'6") x 1.43m (4'8")
Practical space with additional worktop area, window to side, tiled flooring, and a door to the outside.

WC
Fitted with low-level WC, tiled flooring, and wall-mounted gas combination boiler serving heating system and domestic hot water.

FIRST FLOOR

Landing
Window to front, built-in cupboard, and access to all bedrooms and bathroom.

Bedroom 1 – 3.99m (13'1") x 3.10m (10'2")
Generous double bedroom with rear-facing window and radiator.

Bedroom 2 – 3.96m (13') x 2.57m (8'5")
Another well-proportioned double bedroom with window to rear and radiator.

Bedroom 3 – 3.05m (10') x 2.08m (6'10")
Good-sized third bedroom with rear window and radiator – perfect as a child’s room, home office, or guest space.

Wet Room
Smartly presented, fitted with electric shower and pedestal wash hand basin with mixer tap, window to front, and radiator.

WC
Separate low-level WC with front window.

OUTSIDE
The property enjoys a fully enclosed rear garden with a good-sized lawn, paved patio seating area directly outside the patio doors, and a useful gravelled section offering space for pots, storage, or a shed. A rear gate provides access, and the garden is surrounded by timber fencing for privacy.

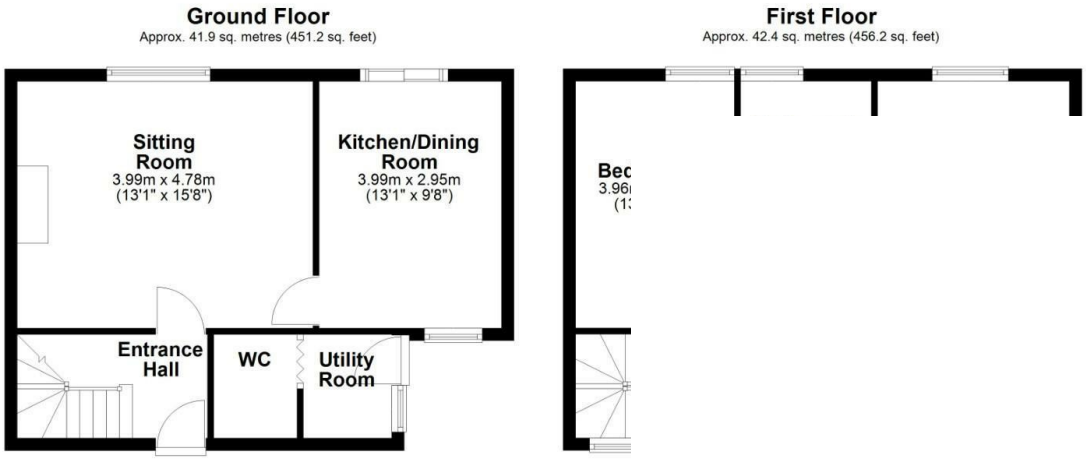
To the front, the garden is enclosed by a picket-style fence with a pathway leading to the entrance door, providing a neat and welcoming approach to the property.

## 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. 84.3 sq. metres

## Viewings

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

C

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk