DAVID BURR



13 Thurlow Place

Haverhill, Suffolk

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Haverhill, Suffolk CB9 0HX

Situated in the popular Chalkstone area of Haverhill, this three-bedroom terraced home offers well-proportioned accommodation and an excellent opportunity for first-time buyers and young families alike. Conveniently positioned within easy reach of the town's amenities, schools and local facilities, the property provides a practical and comfortable home in an established residential setting.

The front door opens into an entrance hall, with access to the kitchen, which benefits from a good range of fitted units and ample worktop space.

To the rear, the living room provides plenty of room for both seating and dining furniture, with French doors opening into a bright conservatory. This offers a versatile additional living space with views over the rear garden and direct access outside.

Upstairs are three well-proportioned bedrooms and a family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn, with paved seating areas and gated access to the rear.

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PROPERTY INFORMATION

- Bedrooms: 3.
- Reception Rooms: 1.
- Bathrooms: 1.
- Services: Mains water, electricity. Gas-fired heating. Mains drains.
- EPC: Band C.
- Communication Services: Broadband. Yes. Speed up to 10,000 download and up to 10,000 mpbs upload. Telephone 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 https://checker.ofcom.org.uk/.

- Council Tax: Band B. £1,828.92 per annum.
- Local Authority: West Suffolk Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

ABOUT THE AREA

Haverhill is one of the most convenient towns for access to Cambridge, London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End, 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.

USEFUL INFORMATION

Towns and Villages
Bury St Edmunds (19 miles)
Cambridge (17 miles)
Newmarket (14 miles)

Pubs and Restaurants
Baltic Amber Restaurant and Bar
The Flying Shuttle
Tiger Fusion
Ceo's Mediterranean Restuarant
The White Horse, Withersfield
The Three Horseshoes, Kedington

Schooling
The New Cangle Community Primary School
St Felix RCVA Primary School
Burton End Primary School
Castle Manor Academy
Samuel Ward Academy

Train Stations
Audley End (12 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)
Sudbury (17 miles)

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FLOORPLAN



Ground Floor
Approximate Floor Area
554 sq. ft
(51.49 sq. m)

First Floor
Approximate Floor Area
463 sq. ft
(42.97 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.
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