JAMIE WARNER
ESTATE AGENTS

30 Old Rope Walk, Haverhill, CB9 9DF

Offers Over £210,000

- Quiet cul-de-sac location
- Modernised throughout
- Attractive décor throughout
- Cambridge side of town
- Refitted kitchen and bathroom
- Enclosed rear garden
- Two bedroom home
- Replacement boiler installed
- Allocated parking

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

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MODERNISED TWO BEDROOM HOME IN A QUIET CUL-DE-SAC ON THE CAMBRIDGE SIDE OF TOWN WITH GARDEN AND PARKING

Tucked away within a quiet cul-de-sac on the ever popular Cambridge side of town, this well-presented two bedroom home has been modernised throughout, including a refitted kitchen, updated bathroom and replacement boiler.

The property offers a clean, ready-to-move-into feel with attractive décor throughout, along with a private rear garden and allocated parking, making it an ideal first time or investment purchase.

2 1 1 D

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 1.83m (6') x 1.05m (3'5")
Entrance door, wooden flooring, access to all ground floor accommodation.

Kitchen 2.74m (9') x 2.44m (8')
A smartly presented and well-designed kitchen fitted with a range of contrasting base and eye level units, complemented by worktop space and metro-style tiled splashbacks. Inset stainless steel sink with mixer tap positioned beneath a window to the front aspect, allowing for good natural light.

Integrated appliances include an electric fan assisted oven with four ring ceramic hob and extractor hood over, with additional space and plumbing for washing machine and fridge/freezer. Finished with wooden flooring and arranged in an open plan layout flowing through to the main living space, creating a practical yet sociable feel.

Sitting/dining room 4.78m (15'8") x 3.59m (11'9")
A bright and well-balanced living space enjoying a pleasant rear outlook, with French doors opening directly onto the garden, bringing in plenty of natural light and creating an easy indoor-outdoor connection.

The room offers clearly defined yet flexible areas for both seating and dining, with stairs rising to the first floor neatly positioned to one side. Finished with wooden flooring and a clean, modern feel throughout, it works well as a comfortable everyday living space with room to adapt depending on needs.

First floor

Landing
Open plan, access to all first floor rooms.

Bedroom 1 3.77m (12'4") x 3.59m (11'9") incl wardrobe
A well-presented principal bedroom offering a calm, neutral feel, with window to the rear providing good natural light. The room benefits from fitted wardrobes with sliding mirrored doors, helping to maximise both storage and space.

Well proportioned to comfortably accommodate a double bed and associated furniture, the room is finished with radiator and a clean, modern presentation throughout.

Bedroom 2 3.66m (12') x 1.70m (5'7")
A bright second room with window to the front allowing for good natural light, currently arranged as a nursery but equally well suited as a home office, dressing room or single bedroom. The space has a clean, neutral finish with radiator and offers flexibility depending on requirements.

Bathroom 2.74m (9') max x 1.86m (6'1")
A well-presented and contemporary bathroom fitted with a modern three piece suite

comprising panelled bath with independent power shower over, glass screen and mixer tap, vanity wash hand basin with storage beneath and low-level WC.

Finished with attractive tiled walls, a window to the front aspect providing natural light, and a clean, neutral feel throughout.

Outside

The rear garden is mainly laid to lawn with a patio seating area directly adjoining the property, creating a practical space for outdoor dining and entertaining. Enclosed by fencing, the garden offers a good level of privacy and is well suited for both children and pets.

A timber pergola provides a covered seating area, adding further usability. To the head of the garden there is a further hardstanding area, ideal for storage, where a garden shed is situated.

Allocated parking

Located within a residents parking area to the side of the property, providing parking for approximately two vehicles.

Viewings

By appointment with the agents.

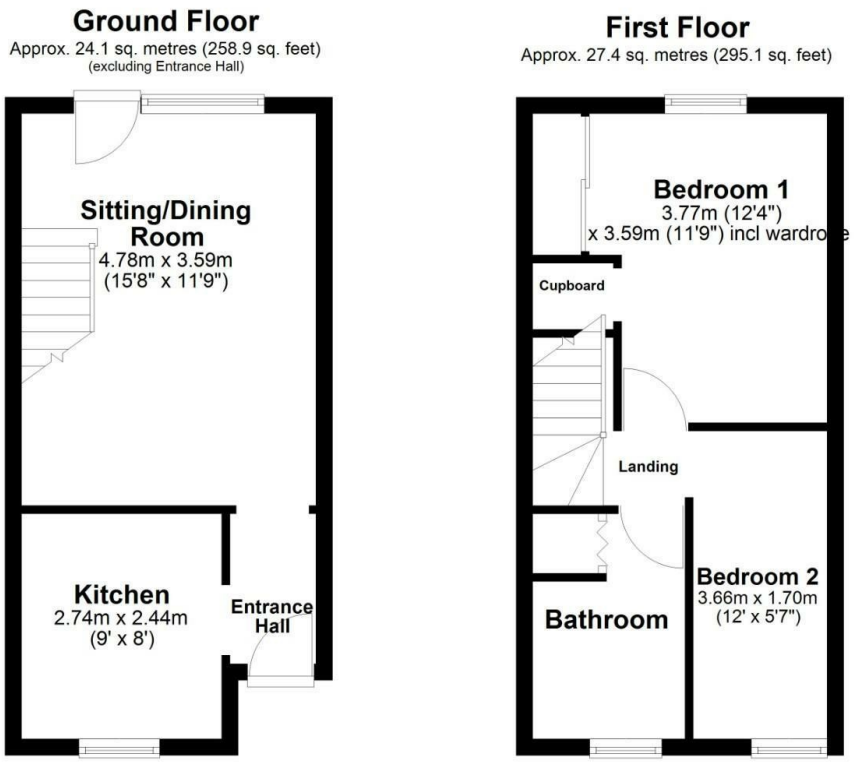
Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

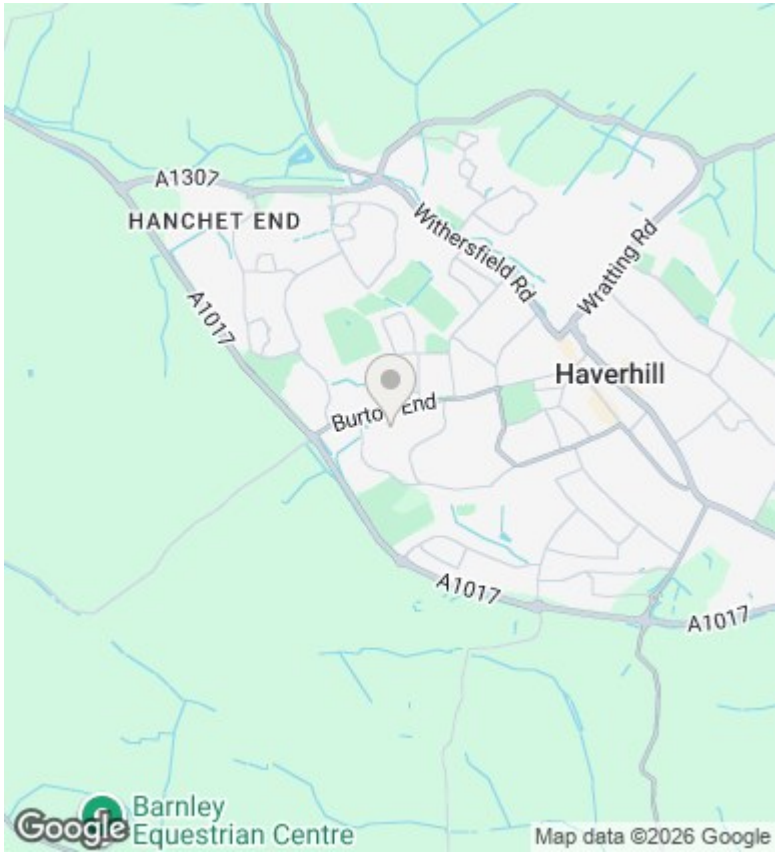
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Allocated parking



Total area: approx. 51.5 sq. metres (554.1 sq. feet)



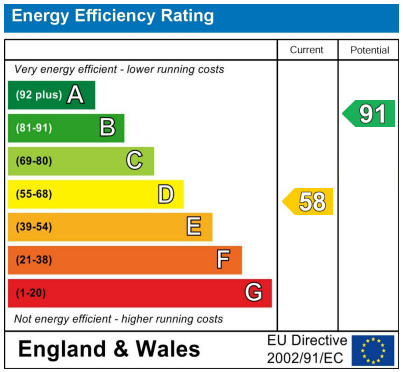
Directions

Viewings

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

Council Tax Band

B



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