



JAMIE WARNER  
— ESTATE AGENTS —



## 62 Hempstead Road, Haverhill, CB9 7RE

£264,500

- Semi-detached bungalow
- Bright sitting room with laminate flooring
- Modern shower room
- Sought-after Cambridge side of town
- Fitted kitchen with oven, hob & extractor
- Private paved rear garden
- No onward chain
- Two bedrooms (generous main double)
- Garage en bloc with driveway parking in front

# 62 Hempstead Road, Haverhill CB9 7RE

NO ONWARD CHAIN – SEMI-DETACHED BUNGALOW ON THE CAMBRIDGE SIDE OF TOWN

This well-presented semi-detached bungalow sits on the ever-popular Cambridge side of Haverhill and is offered for sale with no onward chain. The home features a bright open-plan living space, two bedrooms, a modern shower room and a private rear garden. A garage en bloc with driveway parking in front completes the property, making it ideal for buyers seeking a low-maintenance home close to local amenities and excellent road links towards Cambridge.



Council Tax Band: C



## 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

Entrance door, radiator, two useful built-in storage cupboards (one housing the

wall-mounted gas combination boiler serving the heating system and domestic hot water).

#### Sitting Room – 4.93m (16'2") x 3.35m (11')

A bright, well-proportioned living space with window to the side, two radiators and smart laminate flooring. Open-plan design creates a natural flow through to the kitchen.

#### Kitchen – 2.94m (9'8") x 2.74m (9')

Fitted with a good range of base and eye-level units topped with rounded-edge worktops, stainless-steel sink, plumbing for a washing machine and space for a fridge. Integrated electric fan-assisted oven with built-in four-ring gas hob and extractor above. Windows to the front and side bring in plenty of natural light.

#### Bedroom 1 – 3.86m (12'8") x 3.35m (11')

Generous double bedroom with side window and radiator.

#### Bedroom 2 – 2.77m (9'1") x 2.74m (9')

Comfortable second bedroom with windows to the side and front — ideal as a guest room, nursery or home office.

#### Shower Room

Modern suite comprising a walk-in shower area with power shower and glass screen, vanity wash hand basin with mixer tap and a low-level WC. Window to the front and a radiator complete the space.

#### Outside

The property enjoys a private rear garden with a paved patio area, ideal for relaxing or outdoor dining. Established shrubs, small trees and climbing plants bring colour and privacy. The garden is fully enclosed with fencing and

features a gate leading to the front of the property, as well as a rear gate giving access to a residents' pathway that leads to the garage en bloc.

#### Garage & Drive

The property benefits from a garage located en bloc to the rear, accessed via a residents' pathway from the garden. There is also a driveway providing off-road parking in front of the garage.

#### Viewings

By appointment with the agents.

#### Special Notes

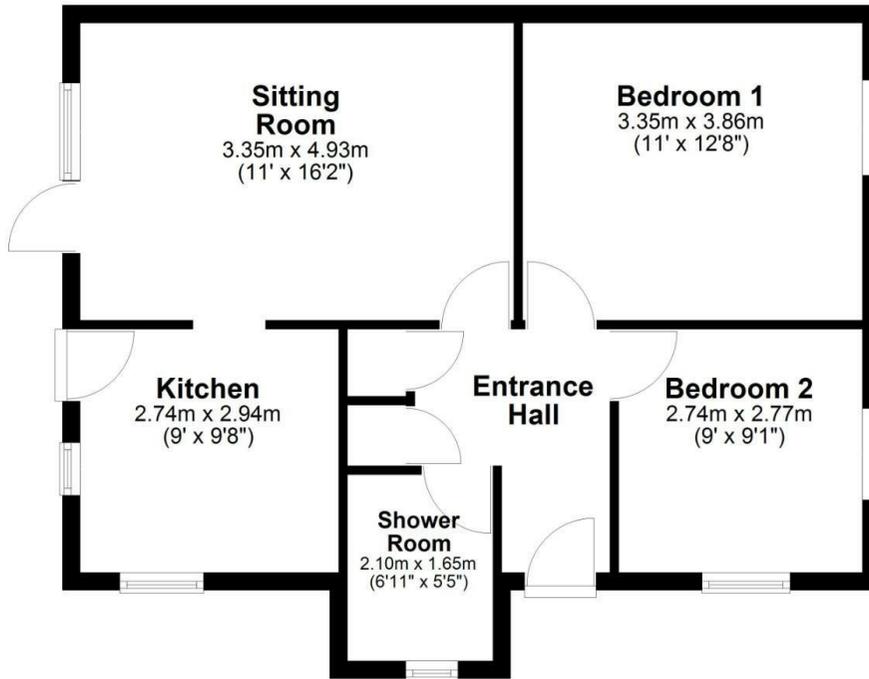
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.



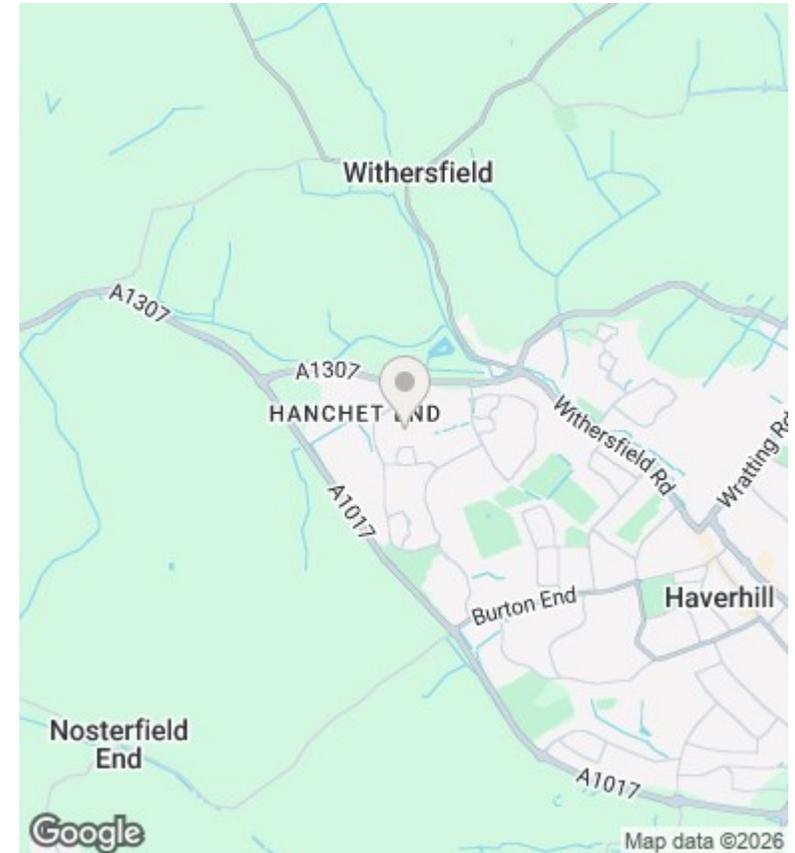


## Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.3 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	