



JAMIE WARNER
— ESTATE AGENTS —



21 Bellings Road, Haverhill, CB9 7RB

£141,000

- Two bedroom end terrace home
- Monthly rent £283.35 and service charge £20.31
- Two double bedrooms and modern bathroom
- Available on 60% shared ownership (£141,000 share)
- Bright L-shaped lounge/dining room with doors to garden
- Downstairs WC
- Open market value £235,000
- Fitted kitchen
- Generous garden & allocated parking

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A SMARTLY PRESENTED TWO BEDROOM END TERRACE HOME WITH GENEROUS GARDEN AND PARKING – AVAILABLE ON A 60% SHARED OWNERSHIP BASIS (£141,000 SHARE, OPEN MARKET VALUE £235,000)

Offered for resale on a shared ownership basis, this well-maintained two bedroom end terrace home enjoys a generous rear garden, allocated parking, and a bright, well-planned interior. The current 60% share is available to purchase at £141,000, with a monthly rent of £283.35 and a monthly service charge of £20.31. A great opportunity to step onto the property ladder in a popular residential location.



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.

Accommodation

Storm Porch

With an outside courtesy light and a double glazed entrance door welcoming you into the home.

Reception Hall

Laminate flooring, radiator, telephone point, central heating programmer, and stairs rising to the first floor with balustrades and hand rail.

Cloakroom

A handy ground floor WC with pedestal wash hand basin, tiled splashback, radiator, and a double glazed window to the front.

Lounge/Dining Room

14'6 x 13'0 narrowing to 9'5 (4.42m x 3.96m narrowing to 2.87m)

A bright and versatile L-shaped living space with plenty of room to relax and dine. Laminate flooring, two radiators, TV and telephone points, under-stairs storage cupboard, and a double glazed window and door opening onto the rear garden.

Kitchen

11'10 x 5'11 (3.61m x 1.8m)

Smartly fitted with a good range of wall and base units under worktops, tiled flooring, part tiled walls, and a stainless steel single drainer sink with mixer tap. Appliances include a four ring gas hob with oven below and extractor above, and space for a fridge and washing machine. A wall-mounted gas boiler serves the central heating and hot water.

First Floor

Landing

Smoke alarm and built-in linen cupboard.

Principal Bedroom

12'11 x 9'9 (3.94m x 2.97m)

A well-proportioned double bedroom with a double glazed window overlooking the garden, radiator, telephone and TV points, and access to the loft.

Bedroom Two

12'11 x 7'1 (3.94m x 2.16m)

Another generous double with front-facing double glazed window, radiator, two telephone points, and a built-in wardrobe cupboard.

Bathroom

Fitted with a three-piece suite including a panelled bath with mixer tap and Aqualisa electric shower over, pedestal wash hand basin, and low level WC. Part tiled walls, radiator, extractor fan, and shaver point.

Outside

To the rear, a paved patio sits directly off the lounge/diner, ideal for seating and entertaining, with a timber shed to remain. A pathway leads down the side of the property to a gate opening to the front. The main garden is laid to lawn and fully enclosed by timber fencing, offering a safe and private outdoor space.

Allocated Parking

The property benefits from an allocated parking space within a residents' parking area to the left of the terrace — a handy, wider space providing easy access.

Rent & Service Charge from April 2026 is £318.66 total. The rent amount is £297.38 and the remaining is the service charge.

Viewings

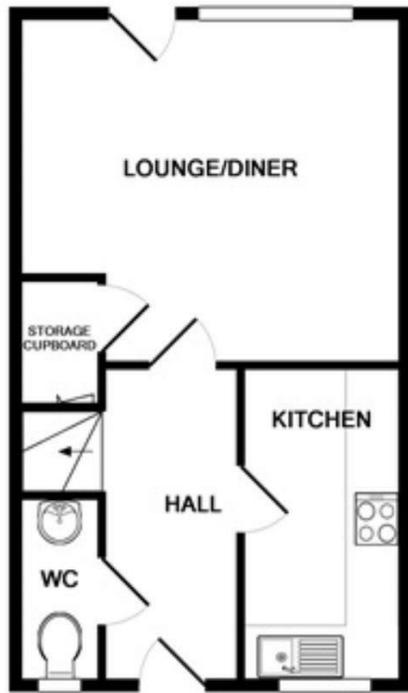
By appointment with the agents.

Special Notes

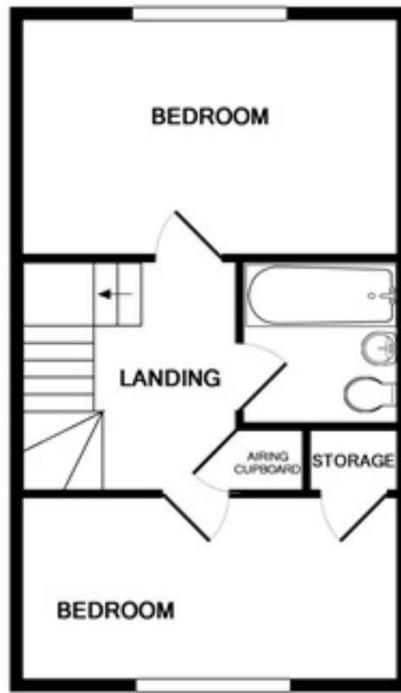
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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



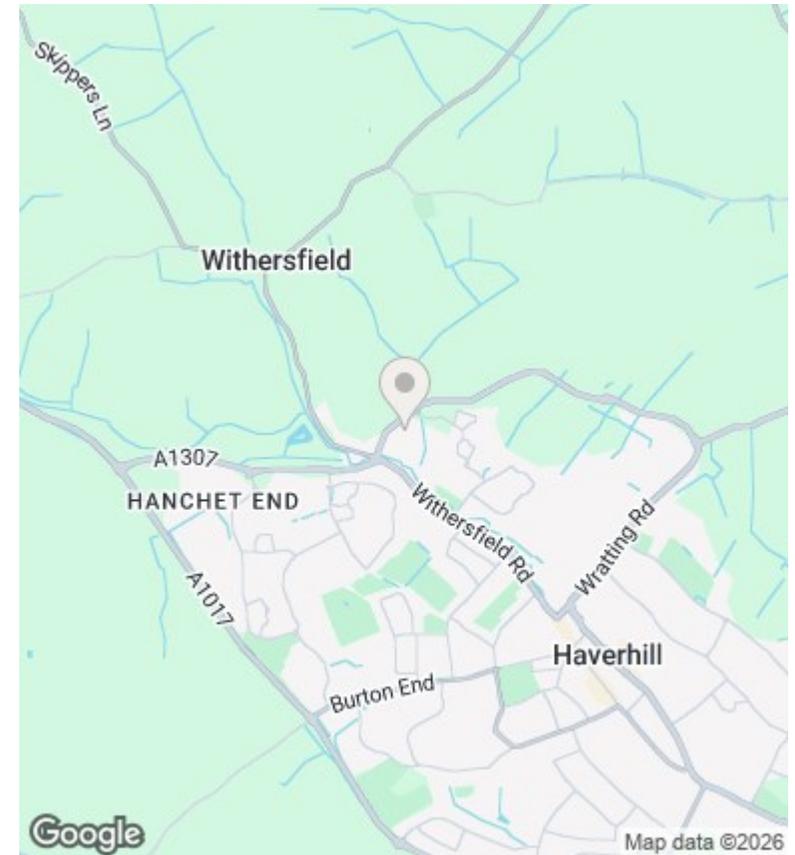




GROUND FLOOR



1ST FLOOR



Directions

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

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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