



## 47 Green Road, Haverhill, CB9 0PQ

Guide Price £215,000

- Rare ground-floor maisonette
- Spacious open-plan living area
- En suite to the primary bedroom
- Private entrance for convenience
- Fully integrated kitchen appliances
- Allocated parking included
- No onward chain
- Two double bedrooms
- Access to communal garden

# 47 Green Road, Haverhill CB9 0PQ

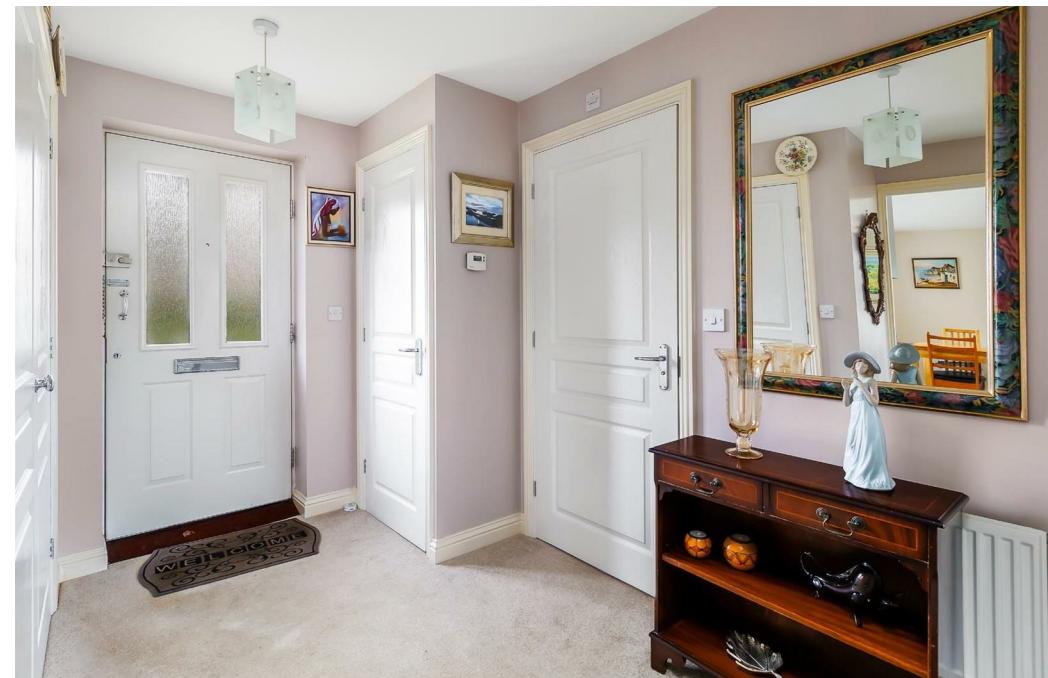
A rare opportunity to own a ground-floor maisonette with its own private entrance. The developers only built two of this type, making them an excellent alternative for those seeking the convenience of a bungalow, but designed to be a more affordable option while offering similar lifestyle benefits.

This property is thoughtfully designed for modern living, featuring a spacious open-plan living area and a kitchen/breakfast space complete with fully integrated appliances. There are two generously-sized double bedrooms, with the primary bedroom boasting its own en-suite. Additionally, there is a main bathroom suite for added convenience.

The property includes allocated parking and access to a beautifully maintained communal garden, perfect for relaxing outdoors. Whether you're a first-time buyer or looking for a retirement home, this property—with no onward chain—offers a fantastic opportunity to settle into a comfortable and stylish space.



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.

## Entrance Hall

The property is accessed through a private entrance, leading into a welcoming hallway. The space features a single built-in cupboard, an additional double cupboard, and a radiator, with convenient access to all rooms.

## Kitchen/Diner

9'9" x 15'6"

The open-plan kitchen and sitting room are naturally divided, with tiled flooring in the kitchen area and cozy carpeting in the sitting space. The kitchen is well-appointed with a matching selection of base and wall-mounted units, complemented by ample worktop space. It features a stainless steel sink with a single drainer and mixer tap, along with integrated appliances, including a fridge/freezer, dishwasher, and washing machine. A fitted electric fan-assisted oven, built-in gas hob, and extractor hood complete the setup. The space is brightened by two front-facing windows and warmed by a radiator, creating a functional yet inviting atmosphere.

## Lounge Area

10'2" x 12'7"

The sitting area is a spacious and inviting room, featuring a radiator for added comfort. It boasts a side window and a rear window, allowing natural light to flood the space.

## Bedroom 1

9'0" x 10'6"

A double bedroom featuring a rear-facing window, a radiator, and access to an en-suite shower room.

## En-suite

Equipped with a two-piece suite, this bathroom features a pedestal wash hand basin with a sleek mixer tap and tiled splashback, a fully tiled shower cubicle with a glass screen and a fitted power shower, as well as a low-level WC. A radiator is also included for added comfort.

## Bedroom 2

10'2" x 7'4"

Another double bedroom featuring a radiator and a rear-facing window.

### Bathroom

Featuring a three-piece suite that includes a panelled bath with a hand shower attachment, mixer tap, and glass screen, a pedestal wash hand basin with a mixer tap, and a low-level WC. The room is complemented by tiled splashbacks, a front-facing window, and a radiator.

### Outside

The property features a well-maintained communal lawn, providing residents with a serene and enjoyable outdoor space. The upkeep of the gardens is included in the residents' management contributions.

### Allocated Parking

The property benefits from an adjacent residents' parking area, complete with its own designated parking space. Additionally, there is an ample number of visitor parking bays available.

### Lease Information

### Viewings

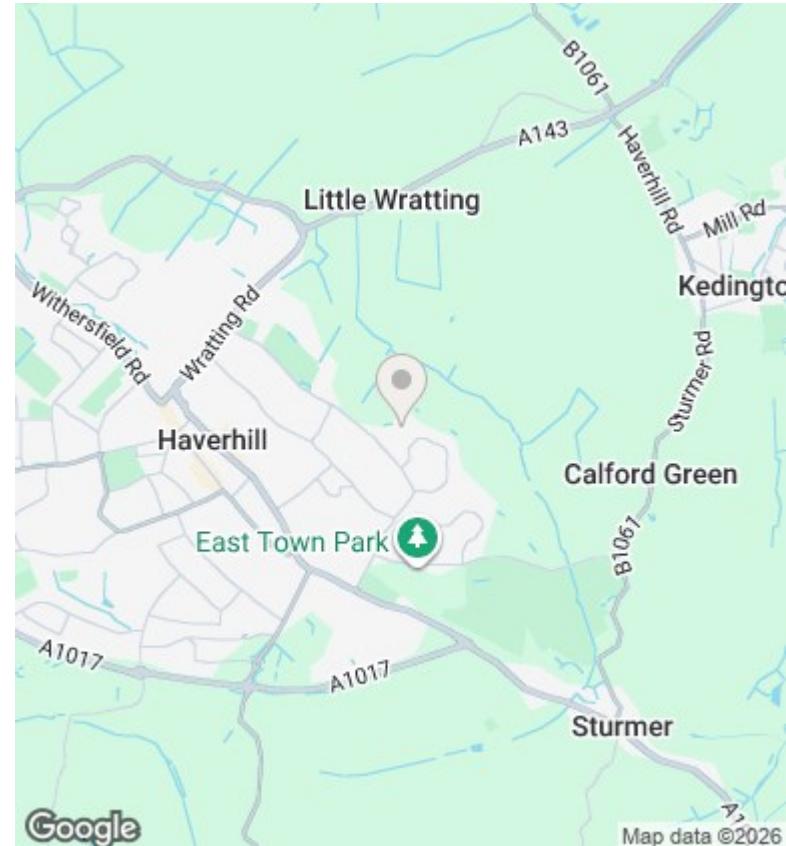
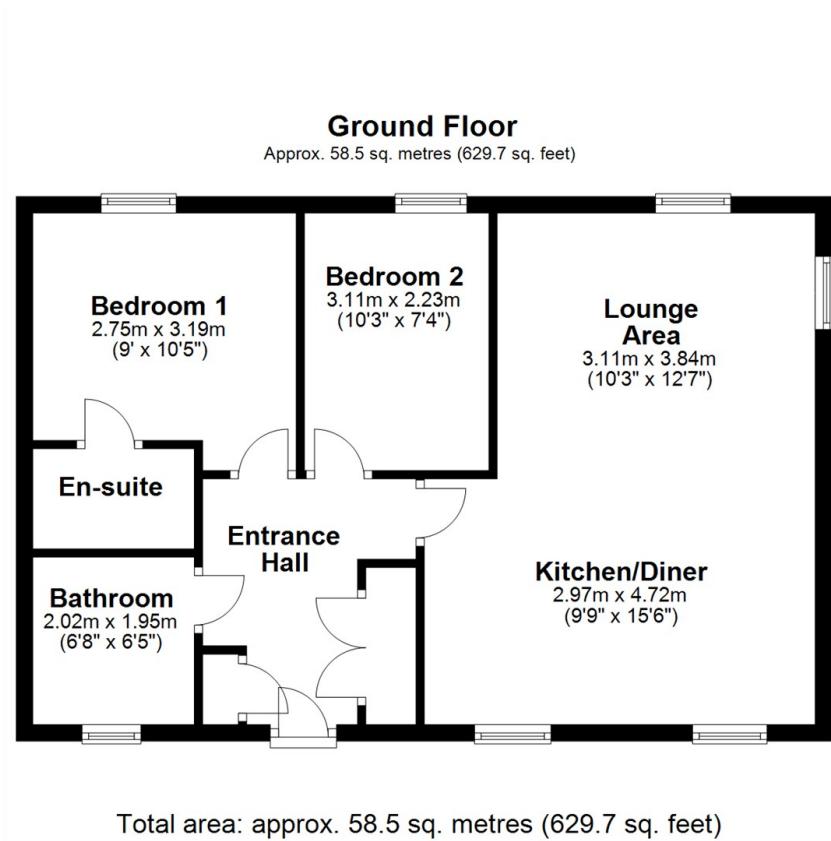
By appointment with the agents.

### 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.







## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	