JAMIE WARNER
ESTATE AGENTS

30 Feltwell Place, Haverhill, CB9 0AN

£205,000

- NO ONWARD CHAIN
- SEPARATE SITTING & DINING ROOMS
- DOUBLE GLAZING
- THREE BEDROOM HOME
- FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR WC
- SPACIOUS ACCOMMODATION
- GAS CENTRAL HEATING
- IDEAL FIRST TIME OR INVESTMENT PURCHASE

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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CHAIN FREE THREE BEDROOM HOME WITH SEPARATE RECEPTION ROOMS AND ENCLOSED REAR GARDEN

A well-presented three bedroom home offering a practical layout with separate reception rooms to the ground floor, including a spacious sitting room leading through to a dining area with French doors opening onto the rear garden. The property also benefits from gas central heating and double glazing throughout, and is offered to the market with NO ONWARD CHAIN, making it an ideal first time or investment purchase.

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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
A welcoming entrance hall with wooden flooring, radiator, and stairs rising to the first floor. Doors lead to:

WC
Fitted with a two-piece suite comprising a wall-mounted wash hand basin with tiled splashback and low-level WC. Window to the front aspect.

Sitting Room
4.65m x 3.54m (15'3" x 11'7")
A spacious and comfortable sitting room with a window to the front aspect, wooden flooring and radiator, opening through to:

Dining Room
3.54m x 2.26m (11'7" x 7'5")
A defined dining area with wooden flooring and radiator, featuring French doors opening directly onto the rear garden, creating a nice connection to the outside space. Open access through to:

Kitchen
2.83m x 2.36m (9'3" x 7'9")
Fitted with a range of base and eye-level units with worktops over, incorporating a sink unit with mixer tap. There is space for a fridge/freezer and plumbing for a washing machine, along with a fitted electric double oven and four-ring gas hob with extractor hood above. Window to the rear aspect, radiator and wooden flooring.

First Floor

Landing
A central landing area providing access to all first floor accommodation.

Bedroom 1
3.54m x 3.29m (11'7" x 10'10")
A generous double bedroom with a window to the rear aspect, radiator and built-in storage via double doors.

Bedroom 2
3.54m max x 3.11m (11'7" max x 10'2")
A further double bedroom with a window to the front aspect, radiator and built-in storage via double doors.

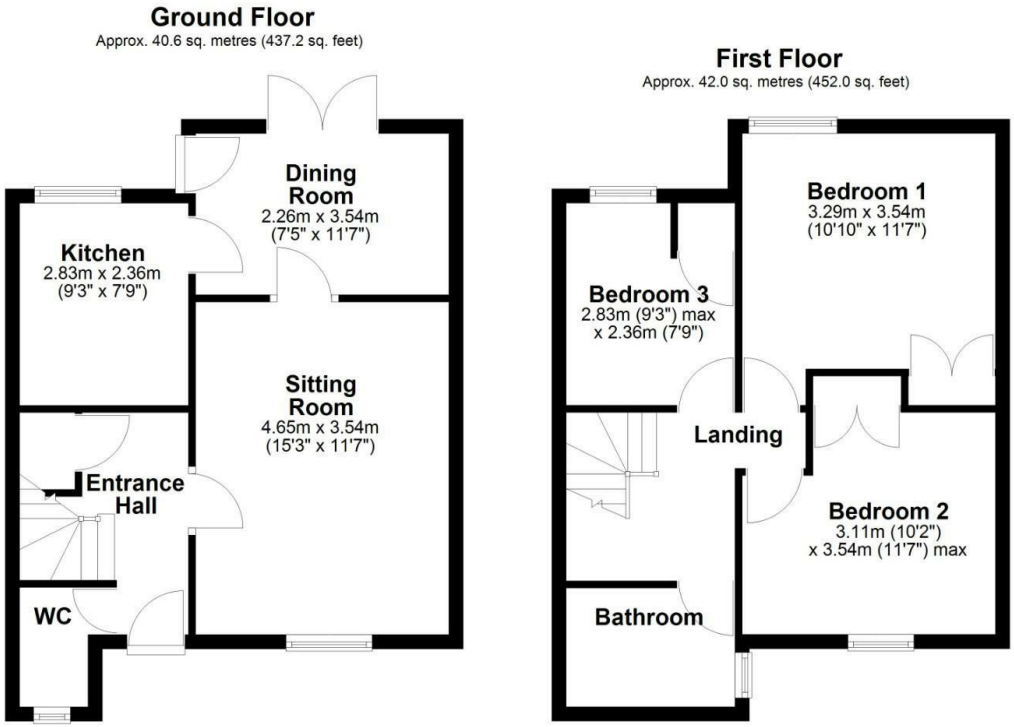
Bedroom 3
2.83m max x 2.36m (9'3" max x 7'9")
A well-proportioned third bedroom with a window to the rear aspect and radiator.

Bathroom
Fitted with a modern three-piece suite comprising a panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC. Finished with full-height tiling to two walls, heated towel rail and tiled flooring. Window to the side aspect.

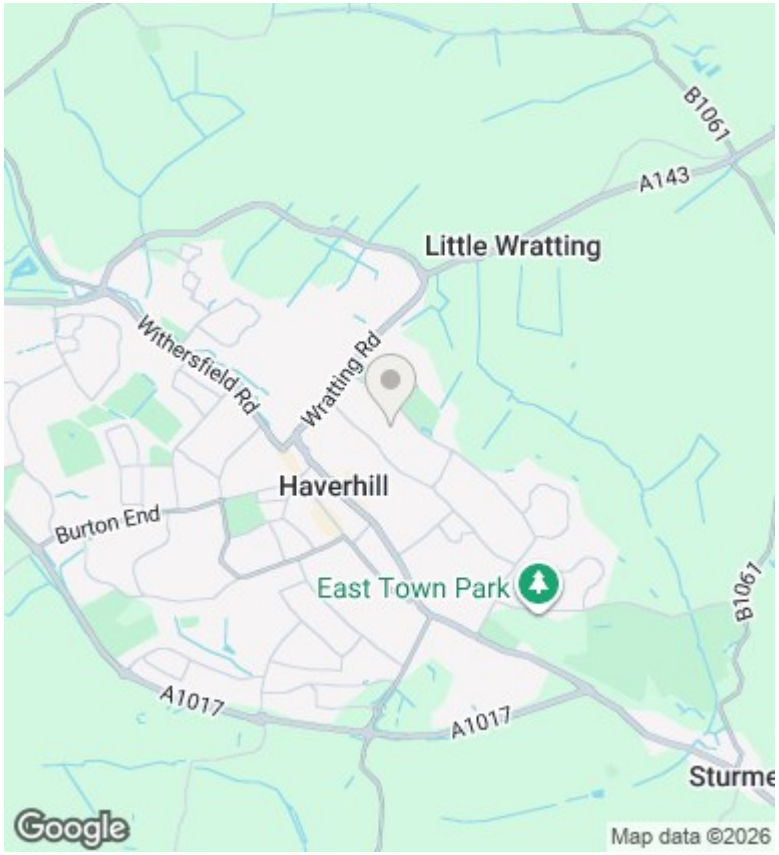
Outside

The rear garden features a tiered decking area directly accessed from the dining room, with steps leading down to a further section of decking.

The remainder of the garden is laid to lawn with a pathway leading to a brick-built shed, along with a rear access gate. The garden is fully enclosed by fencing.



Total area: approx. 82.6 sq. metres (889.2 sq. feet)



Viewings

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

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