



JAMIE WARNER  
— ESTATE AGENTS —



## 16 Lavender Field, Haverhill, CB9 9QD

£265,000

- NO ONWARD CHAIN
- Fitted kitchen plus ground floor WC
- Garage located at the end of the terrace
- Three bedroom family home
- Principal bedroom with en-suite shower room
- Driveway parking for one vehicle
- Spacious sitting / dining room
- Enclosed, low-maintenance rear garden
- Double glazing & gas radiator heating

# 16 Lavender Field, Haverhill CB9 9QD

NO ONWARD CHAIN – GARAGE & DRIVEWAY PARKING

A well-proportioned three bedroom modern terraced home, built by Bovis Homes in the late 1990s, offering practical accommodation over two floors. The property features a generous sitting/dining room opening to the rear garden, a fitted kitchen, ground floor WC and a principal bedroom with en-suite, alongside a family bathroom. Externally, there is an enclosed rear garden, a garage located at the end of the terrace and driveway parking for one vehicle. Currently let with the tenants vacating shortly, the property is offered with NO ONWARD CHAIN, making it ideal for buyers seeking a quick and straightforward move.



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.

## OVERVIEW

A well-proportioned modern terraced home, built by Bovis Homes in the late 1990s, offering practical accommodation arranged over two floors, together with a garage and driveway parking.

The property forms part of a small terrace and benefits from a garage positioned at the end of the row, with a driveway in front providing off-road parking for one vehicle. The front elevation is typical of the period, with brick construction, pitched tiled roof and a recessed entrance.

Internally, the accommodation extends to approximately 73.2 sq. metres (787 sq. ft.). The ground floor comprises an entrance hall with WC, a fitted kitchen positioned to the front of

the property, and a generous sitting/dining room spanning the full width of the house, providing clear space for both living and dining furniture and opening directly onto the rear garden.

To the first floor, there are three bedrooms, making the property well suited to families, first-time buyers or those needing a home office. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern bathroom accessed from the landing.

Externally, the rear garden is enclosed and designed for low maintenance, with a paved seating area immediately behind the house and the remainder laid to planting and soft landscaping. Timber fencing defines the boundaries and a timber shed provides useful storage.

The property is currently let, with the tenants due to vacate shortly, and will be offered to the market with NO ONWARD CHAIN, making it an excellent opportunity for buyers seeking a smooth and potentially quick move.

## Viewings

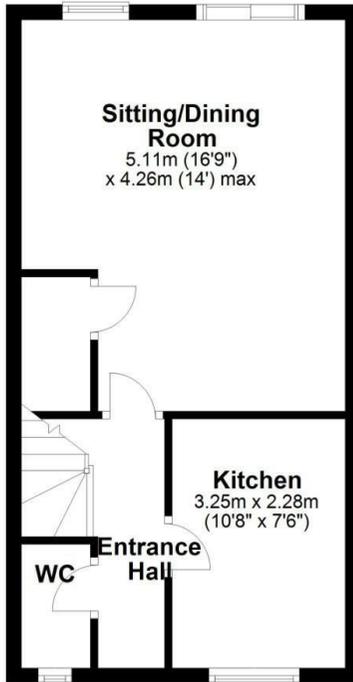
By appointment with the agents.

## 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.

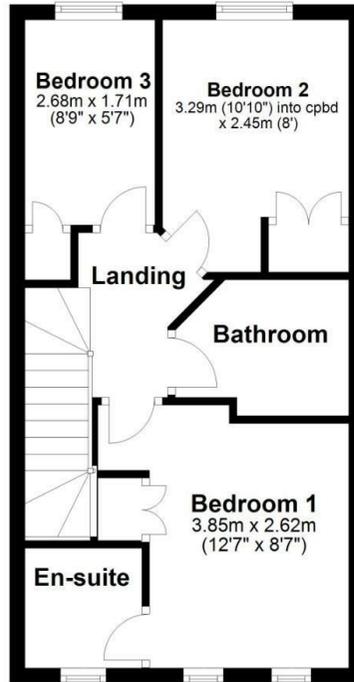
### Ground Floor

Approx. 36.0 sq. metres (387.9 sq. feet)

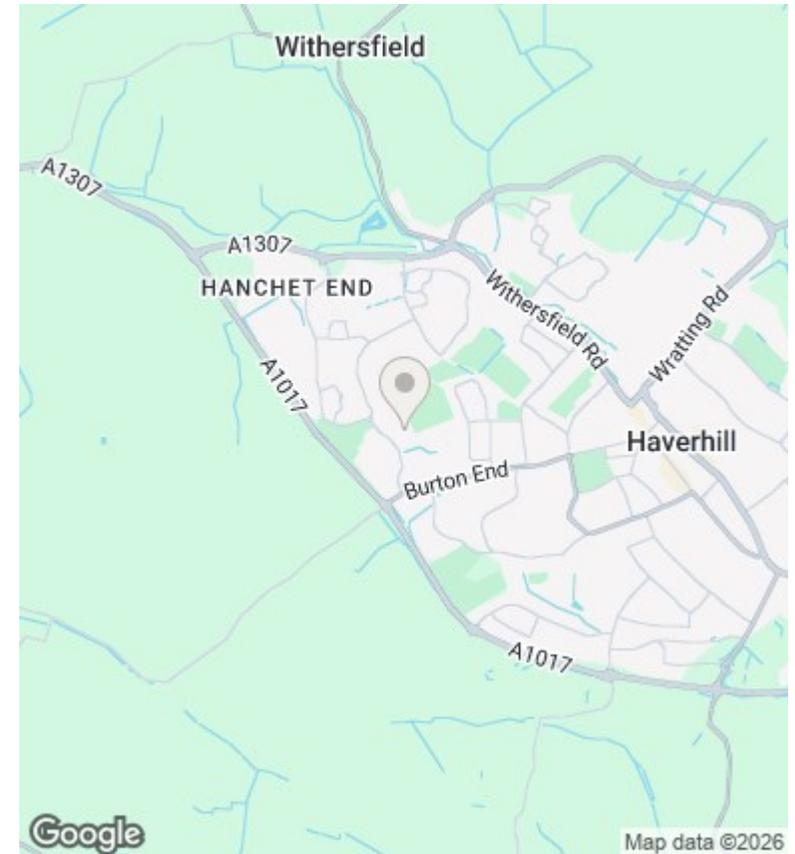


### First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 sq. feet)



### Viewings

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

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	