JAMIE WARNER

— ESTATE AGENTS —

25 Ruffles Road, Haverhill, CB9 0JY

£240,000

- Two Double Bedrooms
- Modern Bathroom Suite
- Two Allocated Parking Spaces
- Stylish Kitchen/Dining Room
- Useful Ground Floor WC
- Double Glazing & Gas Heating
- Spacious Sitting Room
- Enclosed Rear Garden With Side Access
- Convenient For Local Amenities

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

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

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NO ONWARD CHAIN - SMART, STYLISH & READY TO MOVE INTO

A beautifully presented two double bedroom end-of-terrace home offering a clean, modern interior and well-planned accommodation. Highlights include a spacious sitting room, contemporary kitchen/dining room, ground floor WC and a stylish first-floor bathroom.

Outside, the property enjoys an attractive enclosed rear garden with lawn, mature planting and separate seating areas, together with gated side access and an allocated parking space to the front. Complete with double glazing and gas central heating, the house is conveniently positioned a short distance from a good range of local amenities.

2 1 1

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

Hall
A welcoming entrance hall with wood-effect LVT flooring, radiator and stairs rising to the first floor. Door leading into the sitting room.

Sitting Room
4.15m (13'7") max x 4.05m (13'4")
A spacious and well-presented reception room with a window to the front providing plenty of natural light. The room features attractive wood-effect LVT flooring, ample space for a range of seating and occasional furniture, a useful recessed area beneath the stairs and a door leading through to the kitchen/dining room.

Kitchen/Dining Room
2.99m (9'10") x 2.96m (9'8")
A bright and well-presented kitchen/dining room fitted with a range of shaker-style wall and base units, complemented by work surfaces and tiled splashbacks. Inset stainless-steel sink and drainer with mixer tap, built-in electric oven, inset gas hob and stainless-steel extractor hood. Space and plumbing for a washing machine, together with space for a freestanding fridge/freezer. The room provides space for a dining table and chairs and is finished with wood-effect LVT flooring. Window overlooking the rear garden, radiator and access into the lobby.

Lobby
A useful rear lobby with wood-effect LVT flooring and radiator, providing access to the WC and an external door leading into the rear garden.

WC
Fitted with a modern two-piece suite comprising a low-level WC and contemporary vanity wash hand basin with mixer tap and cupboard beneath. Complemented by a tiled splashback, wood-effect LVT flooring and radiator.

First Floor

First Floor

Landing
A spacious central landing providing access to both double bedrooms and the bathroom. A useful built-in cupboard houses the combination boiler, fitted in August 2023 and supplied with a seven-year manufacturer's warranty.

Bedroom 1
4.15m (13'7") max x 3.09m (10'2")
A generous principal bedroom featuring two windows to the front, allowing plenty of natural light, radiator and double doors opening to a built-in storage cupboard.

Bedroom 2
3.12m (10'3") x 2.28m (7'6") max
A well-proportioned double bedroom with a window overlooking the rear garden and radiator.

Bathroom
A stylish modern bathroom fitted with a three-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap and storage beneath, and a panelled bath with shower over and glazed screen. Complemented by attractive tiled walls and flooring, a window to the rear and heated towel rail.

Outside

Front Garden
The property is approached through an attractive front garden featuring a lawn, mature trees and established planting, complemented by decorative slate borders and a pathway leading to the entrance. A gate to the side of the house provides access into the rear garden.

Rear Garden
The enclosed rear garden has been thoughtfully arranged to provide an inviting outdoor space for relaxing and entertaining. A lawn forms the centrepiece, bordered by mature shrubs, hedging and established planting, with an attractive ornamental tree adding further character. A decorative shingled seating area adjoins the house and continues around its side, while a generous paved patio at the far end provides an ideal setting for outdoor dining and entertaining. The garden also benefits from several external power sockets, an outside tap, a timber storage shed and gated access to the front.

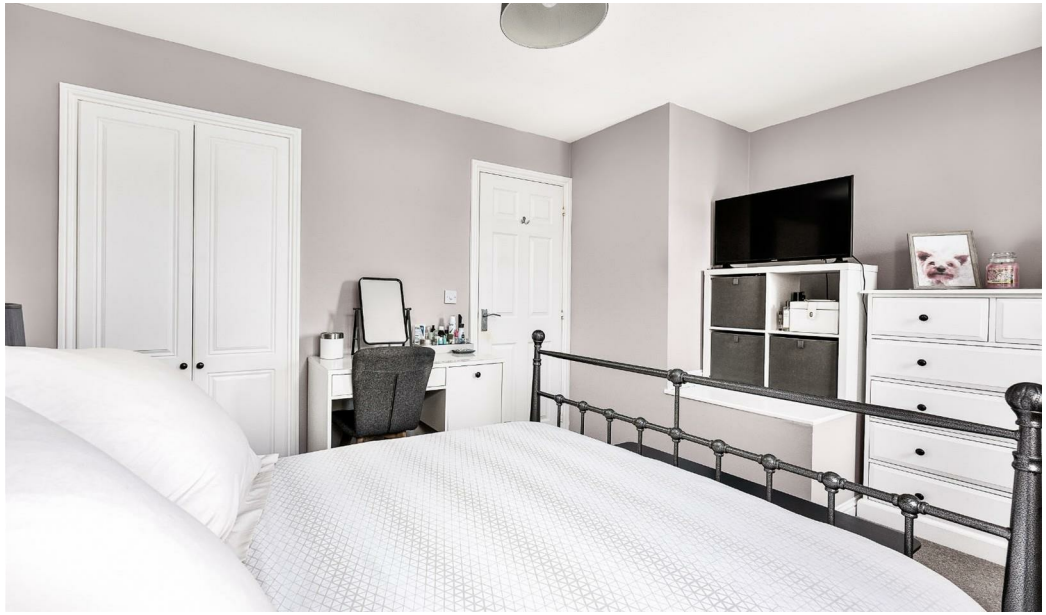
Allocated Parking
There are two allocated parking spaces is positioned conveniently to the front of the property.

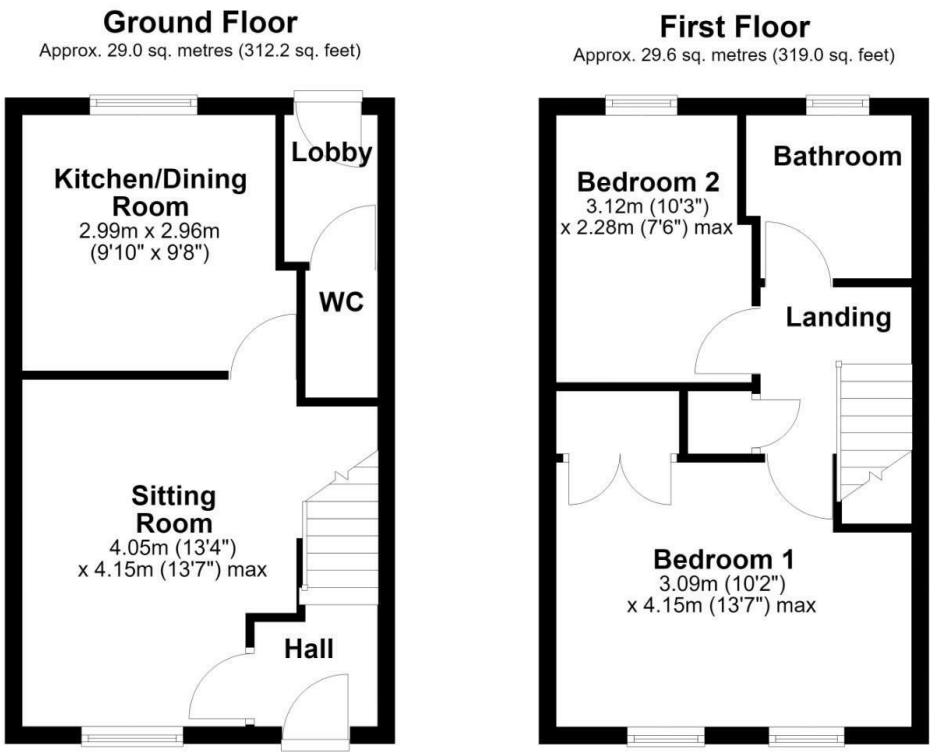
Viewings
By appointment with the agents.

Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

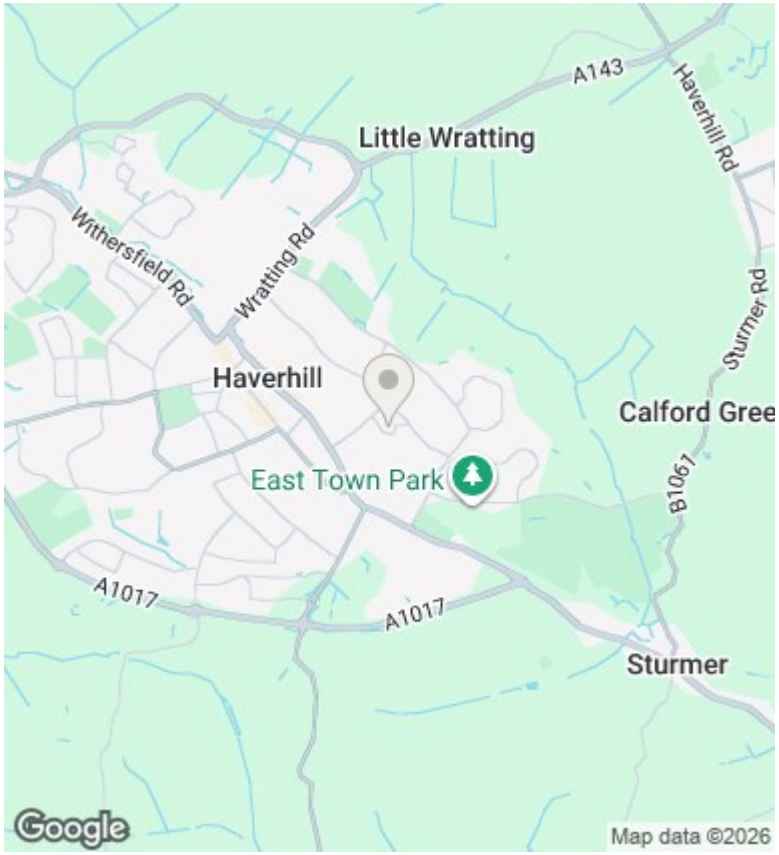
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Total area: approx. 58.6 sq. metres (631.2 sq. feet)



Viewings

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

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