



## 1 Meeting Walk, Haverhill, CB9 8EF

£230,000

- Extended two bedroom home
- Two double bedrooms
- Rare off-road parking
- Impressive 26ft lounge/dining room
- Modern bathroom
- Downstairs WC
- Modern fitted kitchen
- Low-maintenance rear garden
- Gas central heating & Double glazing

# 1 Meeting Walk, Haverhill CB9 8EF

EXTENDED TOWN CENTRE HOME WITH RARE OFF-ROAD PARKING

Tucked away in a quiet position yet within easy reach of Haverhill town centre, this extended two bedroom home offers a superb blend of space, convenience and practicality. A particular highlight is the impressive 26ft lounge/dining room, providing generous areas for both relaxing and entertaining, complemented by a modern fitted kitchen. Upstairs are two double bedrooms and a modern bathroom, while outside is a low-maintenance rear garden with patio, artificial lawn and useful timber shed. Unusually for such a central location, the property also benefits from its own off-road parking space to the rear.



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

#### LOUNGE

26' 3" x 11' 11" (8.02m x 3.65m)

An impressive and generously proportioned reception room featuring a large bay window to the front aspect providing plenty of natural light. Two fireplaces provide attractive focal points to the room, together with radiators and access through to the kitchen.

#### KITCHEN

13' 10" x 11' 11" (4.24m x 3.64m)

Recently fitted with a range of modern base and eye level units complemented by work surfaces and an inset sink and drainer. Space and plumbing for appliances, with a door opening directly onto the rear garden and access to the downstairs cloakroom.

#### DOWNSTAIRS CLOAKROOM

Fitted with a WC and wash hand basin.

### FIRST FLOOR

#### BEDROOM ONE

11' 11" x 8' 9" (3.65m x 2.69m)

Double bedroom with a large window to the front aspect providing plenty of natural light and radiator.

#### BEDROOM TWO

13' 1" x 11' 11" (4.00m x 3.65m)

Generously proportioned double bedroom with a window overlooking the rear garden, radiator and access to the bathroom.

## BATHROOM

7' 5" x 7' 2" (2.27m x 2.19m)

fitted with a modern bathroom suite comprising bath with shower over, WC and wash hand basin.

## OUTSIDE

### REAR GARDEN

The property enjoys a private and well-maintained rear garden designed for relatively low maintenance, with a paved patio area and artificial lawn providing space for outdoor seating and entertaining. Side access leads around to the front of the property.

### PARKING

The property benefits from a parking space to the rear, accessed via Mount Road.

### Viewings

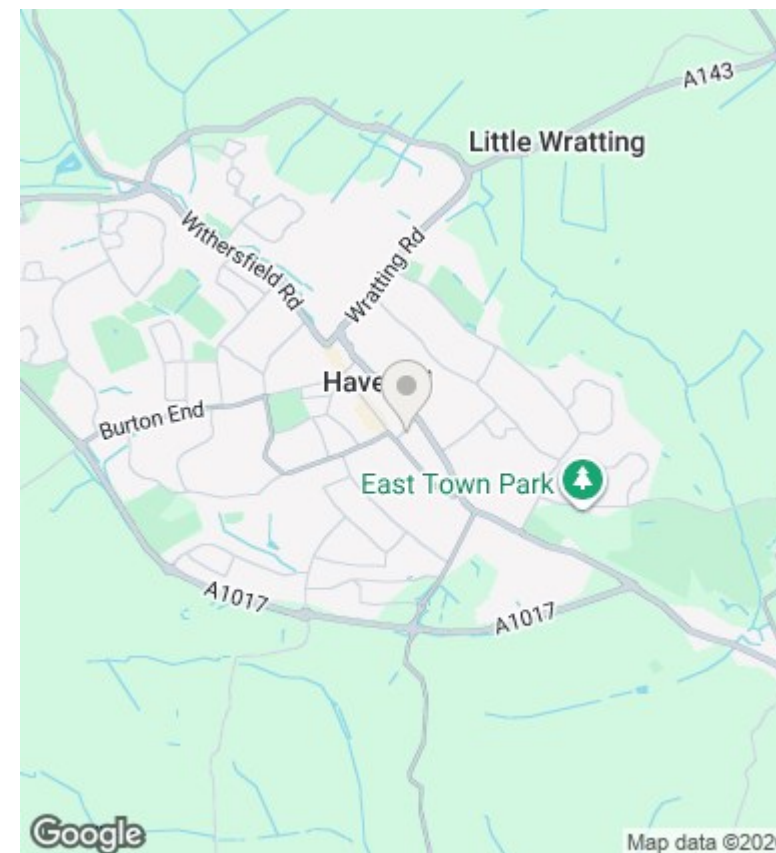
By appointment with the agents.

### 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.







## Viewings

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