



JAMIE WARNER
- ESTATE AGENTS -



20 Ickleton Place, Haverhill, CB9 0AR

£210,000

- Three Bedrooms
- Kitchen
- Overlooking a Green
- Sitting Room
- Downstairs WC
- No Onward Chain
- Dining Room
- Family Bathroom

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

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

20 Ickleton Place, Haverhill CB9 0AR

A spacious 3 bedroom family home located on the popular Chalkstone development being sold with no onward chain.

The house benefits from two reception rooms kitchen, downstairs wc and a family bathroom. The property is keenly priced to sell and offers a great opportunity for first time buyers/investors.



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.

Located within the popular Ickleton Place development, this three-bedroom terraced home offers generous living space and excellent potential for a buyer looking to put their own stamp on a property. Ideal for first-time buyers, young families or investors alike, the home combines practical accommodation with

a convenient setting close to local amenities and schooling.

The ground floor features a spacious open-plan lounge/dining room which flows naturally through to the kitchen, creating a sociable layout well suited to modern day living. French doors open onto the enclosed rear garden, designed with low maintenance in mind and offering a pleasant space for outdoor seating or entertaining. A downstairs cloakroom and useful under-stairs storage add further practicality.

Upstairs, the property offers two particularly generous double bedrooms alongside a comfortable single bedroom which would work equally well as a nursery, child's bedroom or home office. The bathroom has been fitted with a modern suite and serves the property well.

To the front, the property overlooks a small green area which provides an open outlook and additional outdoor space nearby for families with children.

Offering spacious accommodation, sensible room proportions and scope for cosmetic improvement, this is a property with plenty to offer buyers looking for value and potential within the local market.

Viewings

By appointment with the agents.

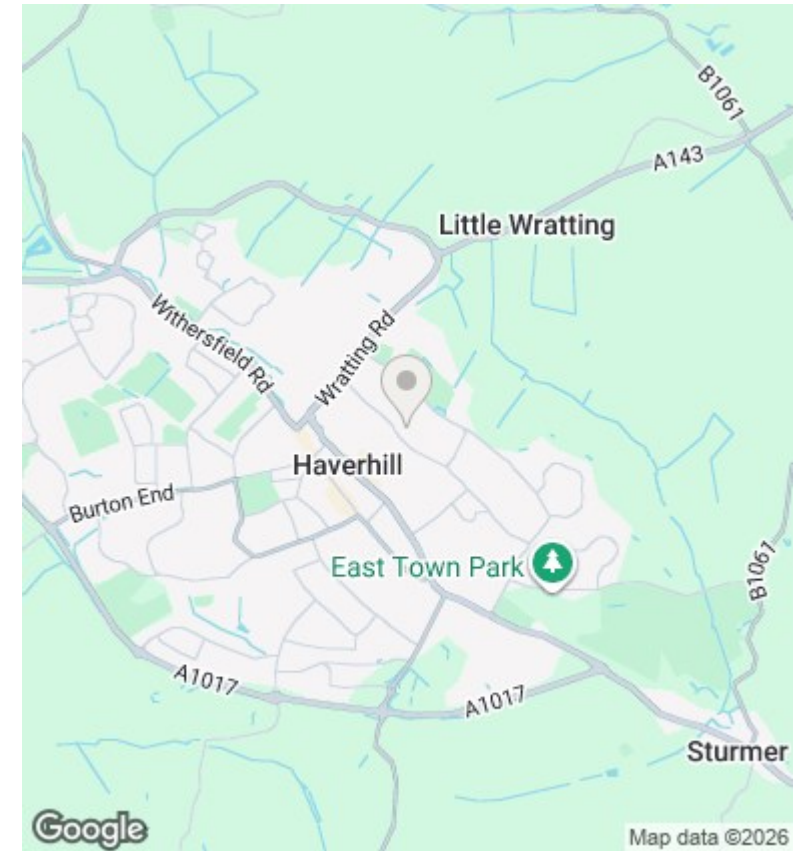
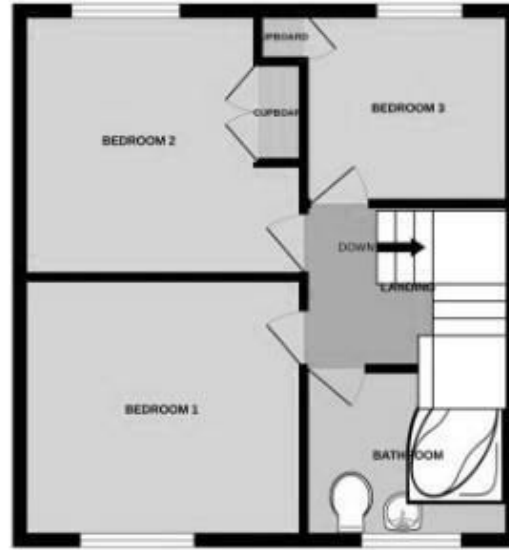
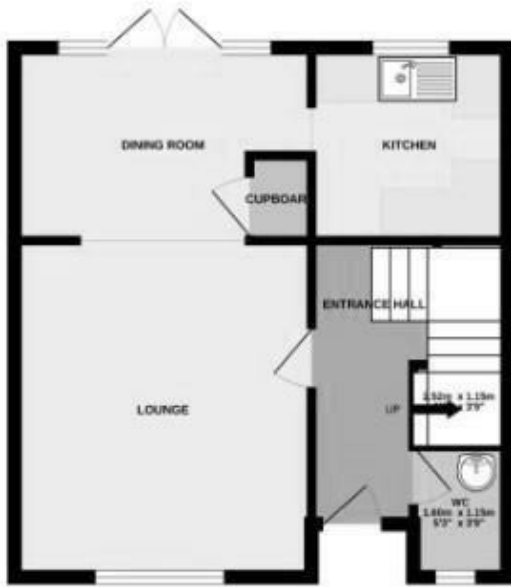
Special Notes

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

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