



JAMIE WARNER
— ESTATE AGENTS —



16A Forest Glade, Haverhill, Suffolk, CB9 9NL

£140,000

- Chain free sale
- Spacious sitting/dining room
- Gas central heating
- Two bedrooms
- Separate kitchen
- Requires modernisation
- First floor position
- Double glazed windows
- Cambridge side location

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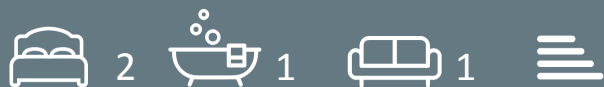
CHAIN FREE TWO BEDROOM FIRST FLOOR APARTMENT – CAMBRIDGE SIDE

Offered for sale with no onward chain, this two bedroom first floor apartment is located on the Cambridge side of town and provides well proportioned accommodation extending to approximately 64.7 sq. metres (696 sq. feet).

The property includes a generous sitting/dining room with good natural light, a separate kitchen, two bedrooms and a bathroom suite. While perfectly functional, the apartment would now benefit from a programme of modernisation, presenting a clear opportunity for buyers to update and improve to their own specification.

Externally, the property sits within an established residential development with communal green space to the front.

Conveniently positioned for local amenities and commuter routes towards Cambridge, this is a straightforward, chain free purchase with potential to add value.



Council Tax Band: A



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

Stairs rising to the first floor. Door to cupboard.

Cupboard

Useful storage space.

FIRST FLOOR

Landing

2.75m (9') x 2.15m (7'1")

Radiator. Doors to:

Sitting/Dining Room

6.30m (20'8") x 3.25m (10'8") max

Window to front, two radiators, laminate flooring. Door to kitchen.

Kitchen

2.90m (9'6") x 2.44m (8')

Fitted with base units with worktop space over and breakfast bar. Stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer and cooker. Window to rear, laminate flooring.

Bedroom 1

3.48m (11'5") x 3.26m (10'8")

Window to rear, radiator.

Bedroom 2

3.35m (11') x 2.15m (7')

Window to front, radiator.

Bathroom

1.93m (6'4") x 1.75m (5'9")

Fitted with a three-piece suite comprising panelled bath, independent power shower over, pedestal wash hand basin and low-level WC. Tiled splashbacks.

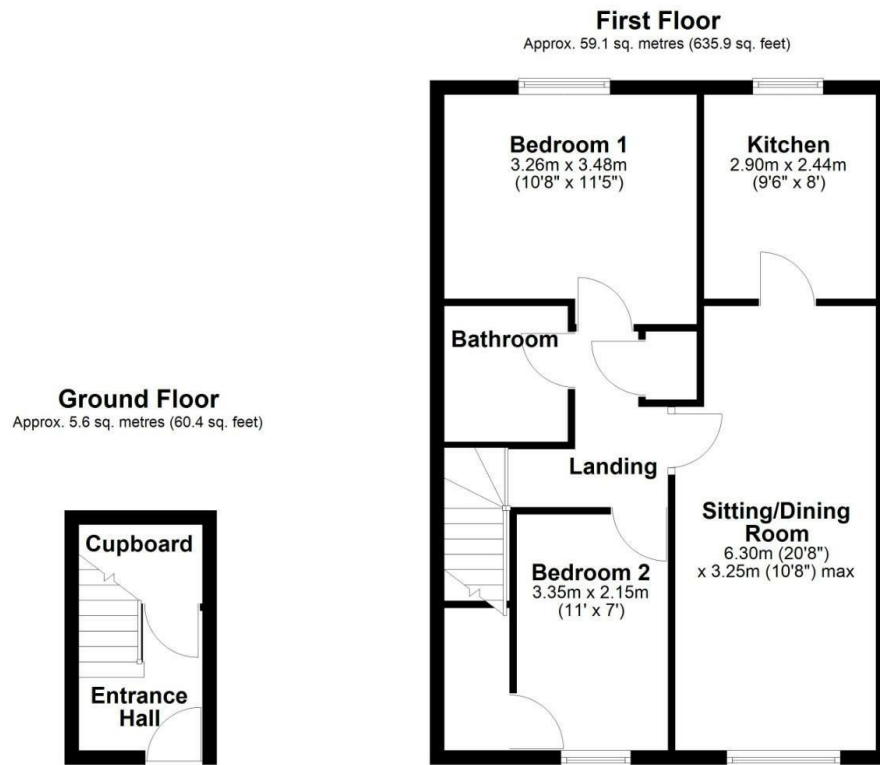
LEASE INFORMATION:

Viewings

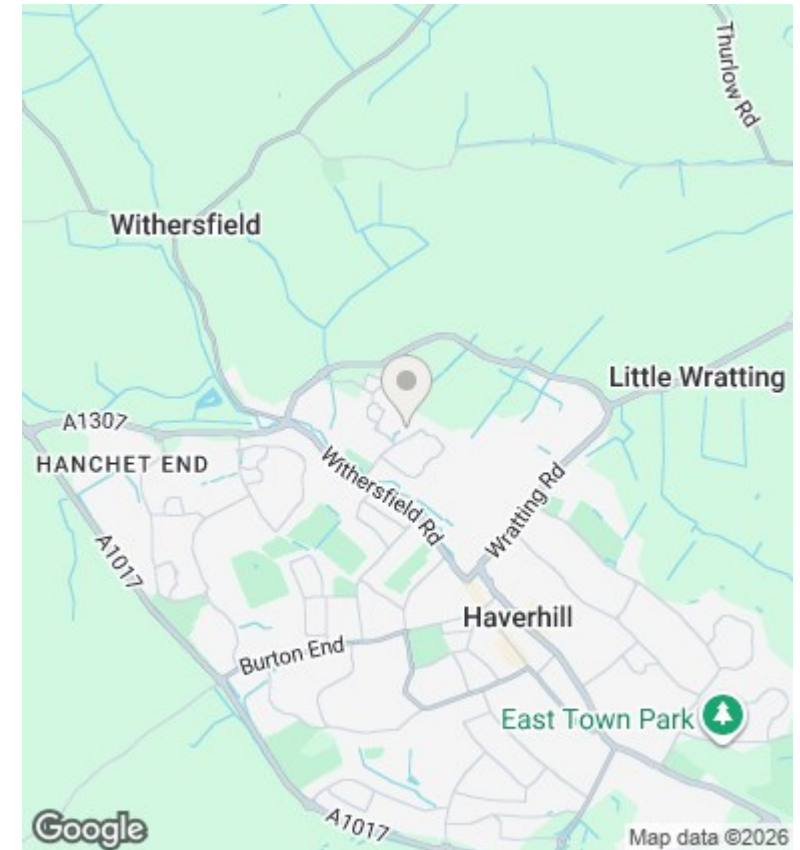
By appointment with the agents.

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. 64.7 sq. metres (696.3 sq. feet)



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 | |