# 45 Atterton Road - Asking Price £220,000

Haverhill Suffolk CB9 7SR

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Estate & Letting Agents



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# Asking Price £220,000

## The Property

Situated on Atterton Road in the popular town of Haverhill, this well-presented two-bedroom terraced home offers comfortable accommodation, a private garden and allocated parking for two vehicles.

Upon entering the property, you are welcomed by the kitchen to the left, with the reception room situated to the rear of the property and offering access out to the garden. Upstairs, the first floor comprises two bedrooms and a family bathroom. Externally, the property benefits from a garden, providing a pleasant outdoor space to enjoy, along with the added advantage of allocated parking for two vehicles. Further benefits include a new boiler fitted in 2026.

Haverhill offers a range of local amenities, shops, restaurants and leisure facilities, making it a convenient place to call home. The property is ideally positioned for access to everyday essentials, with a variety of amenities nearby.

The property is ideally located on the side of Haverhill closest to Cambridge, making it convenient for commuting and enjoying a variety of activities. Cambridge offers a great selection of restaurants, shopping centres, leisure facilities and employment opportunities. There are also several train stations within a reasonable distance, making it easy to travel to larger cities such as London. Whittlesford Parkway Station is approximately 13 miles from the property.

This property would also be ideal for first-time buyers and investors alike, as it offers modern, up-to-date accommodation. It has been kept exceptionally clean and maintained to a high standard, making it a lovely home ready for its next owners.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

## Features

- FREEHOLD
- NO CHAIN
- MID TERRACED
- ALLOCATED PARKING
- NEW BOILER FEBUARY 2026
- PRIVATE GARDEN
- COUNCIL TAX BAND B
- 2 BEDROOMS
- PEACEFUL LOCATION
- PERFECT FIRST TIME BUYER HOME















These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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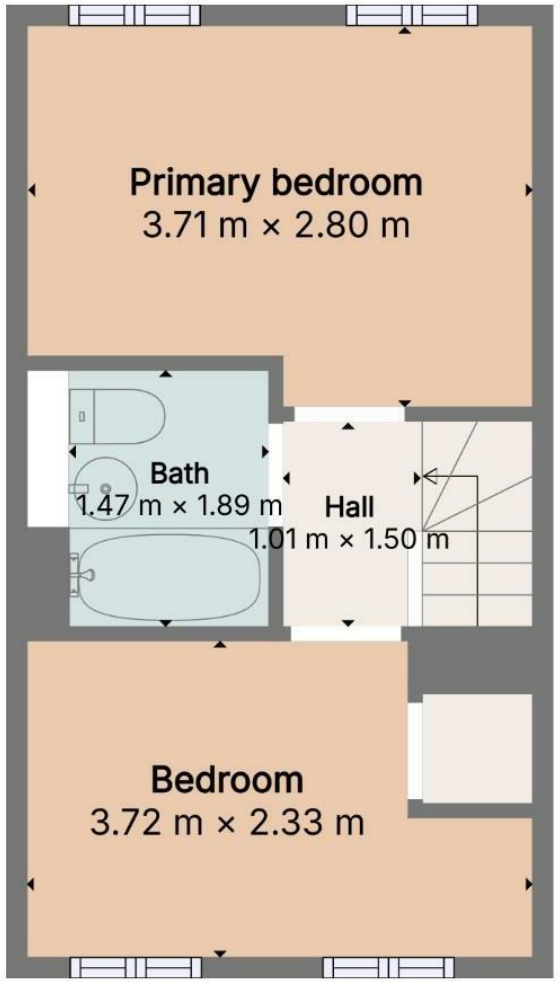
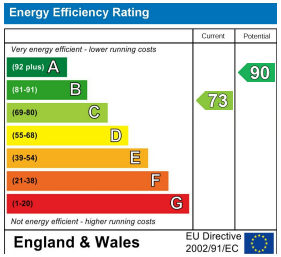
Floor 1



Floor 2

Sizes and dimensions are approximate, actual may vary.

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