



30 Vine Cottages Burton End, Haverhill, CB9 9LR

£220,000

- NO ONWARD CHAIN
- Accommodation Over Three Floors
- Gas Central Heating
- Victorian Terraced House
- Two Reception Areas
- Enclosed Low-Maintenance Rear Garden
- Three Bedrooms
- Useful Cellar
- Walking Distance To High Street

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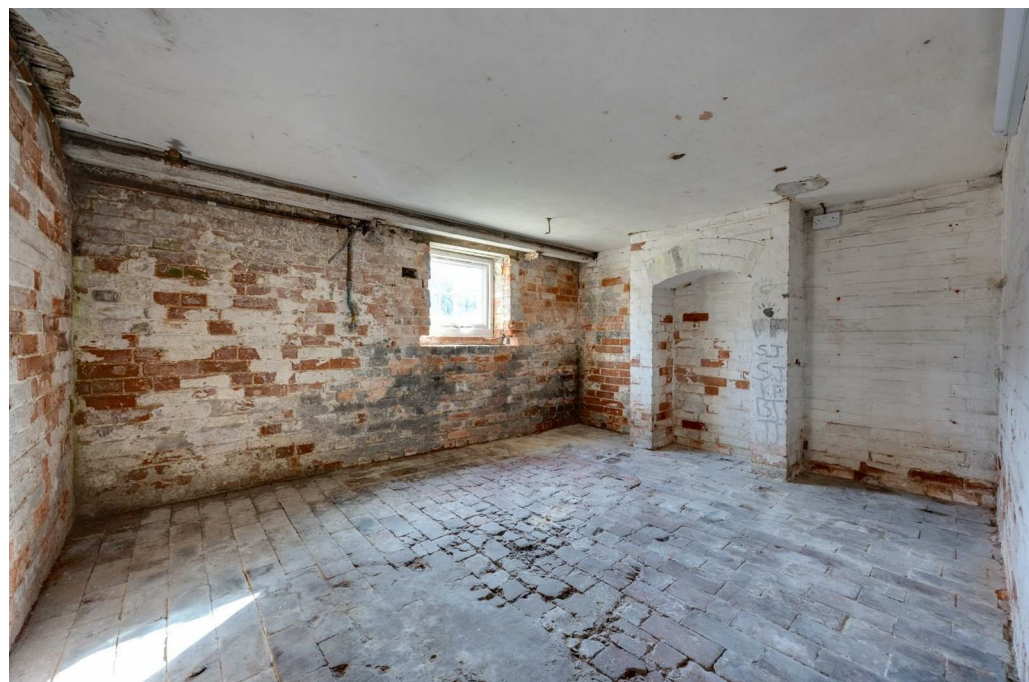
CHAIN FREE – VICTORIAN HOME – CENTRAL TOWN LOCATION!

Situated just a stone's throw from the recreation ground and within easy walking distance of Haverhill's High Street and amenities, this three-bedroom Victorian terraced house is offered for sale with NO ONWARD CHAIN.

Offering accommodation arranged over three floors, including a useful cellar, the property features two reception areas, a fitted kitchen, ground-floor shower room and three bedrooms. Further benefits include gas central heating, double glazing and an enclosed, low-maintenance rear garden.



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

Sitting Room

3.68m (12'1") x 3.07m (10'1")

Accessed via the front entrance door, with a window overlooking the front aspect, radiator and an open-plan arrangement leading through to the dining room.

Dining Room

3.68m (12'1") x 3.29m (10'9")

A good-sized reception room with a window overlooking the rear aspect, two radiators and an open-plan connection to the kitchen. Access to the cellar and staircase leading to the first floor.

Kitchen

3.17m (10'5") x 2.26m (7'5")

Fitted with a matching range of base and eye-level units with worktop surfaces over, butler-style sink with mixer tap, plumbing for a washing machine and space for a fridge/freezer and cooker. Wall-mounted gas combination boiler serving the central heating and domestic hot water. Open-plan access from the dining room and a doorway leading to the rear lobby.

Basement

Cellar

3.68m (12'1") x 3.00m (9'10")

Accessed via stairs from the dining room, providing a useful additional space with a window to the front aspect.

Ground Floor (continued)

Rear Lobby

1.46m (4'9") x 0.91m (3')

Situated beyond the kitchen, providing access to the shower room.

Shower Room

2.26m (7'5") x 1.65m (5'5")

Fitted with a shower enclosure incorporating an electric shower and glass screen, together with a low-level WC. Tiled splashbacks, radiator and window to the rear aspect.

First Floor

Landing

2.81m (9'3") x 0.81m (2'8")

Staircase rising from the ground floor with access to bedrooms one and two.

Bedroom 1

3.68m (12'1") x 3.07m (10'1")

A double bedroom with a window overlooking the front aspect and access to a built-in airing cupboard.

Bedroom 2

3.68m (12'1") x 3.29m (10'9")

A further double bedroom with a window overlooking the rear aspect, radiator and doorway leading through to bedroom three.

Bedroom 3

3.17m (10'5") x 2.26m (7'5")

Accessed via bedroom two, with a window overlooking the rear aspect and radiator. Offering flexibility for use as a bedroom, dressing room or home office.

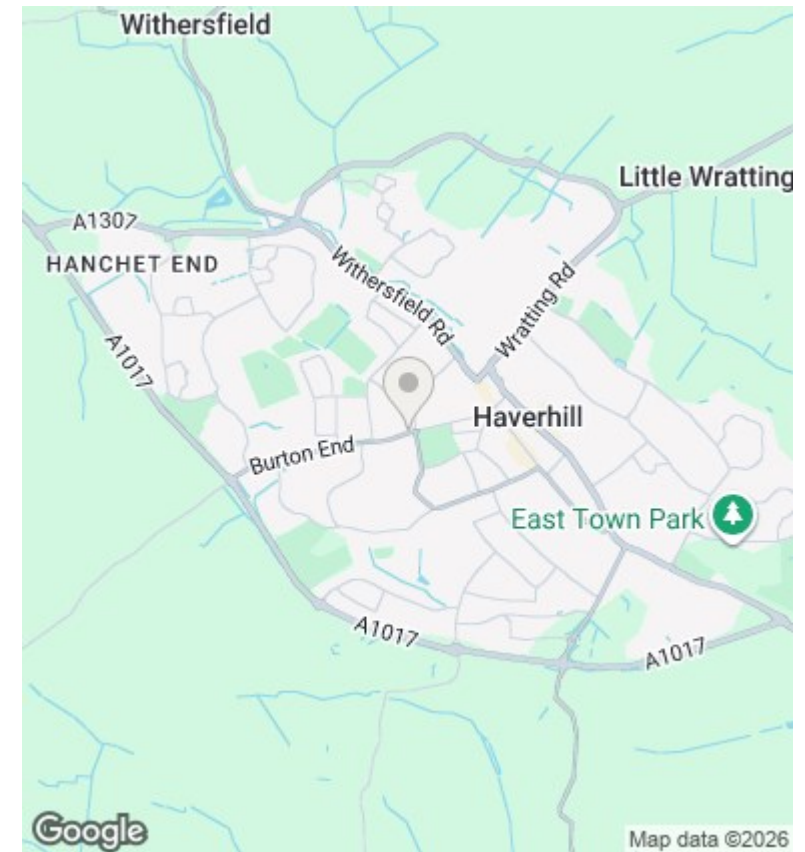
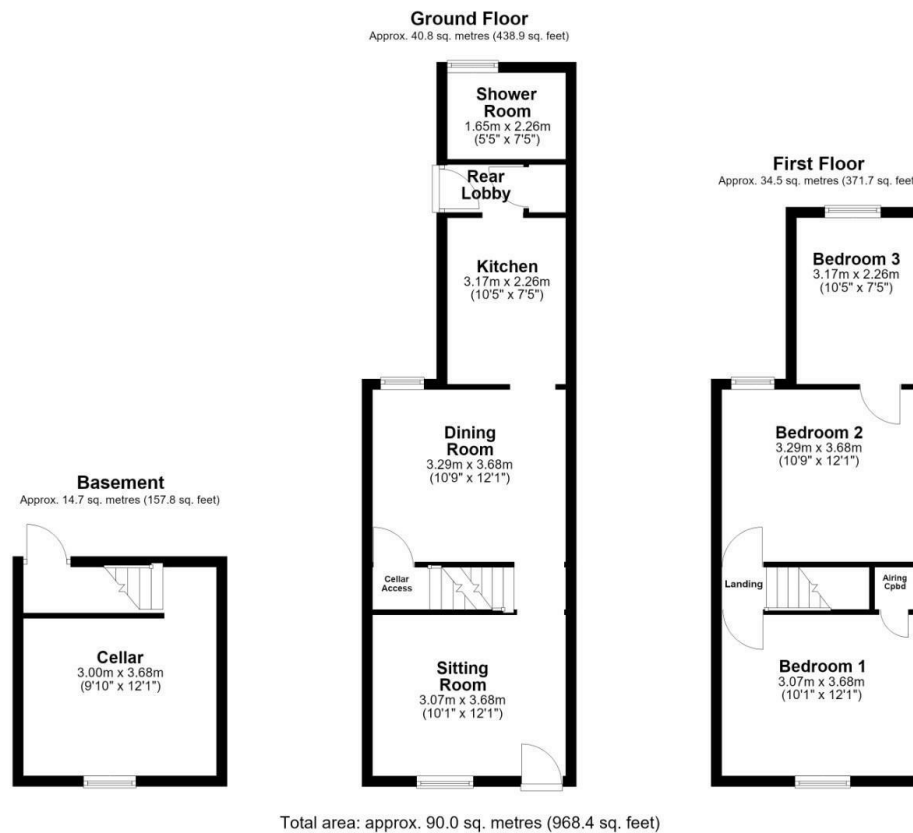
Outside

To the front of the property is a raised, low-maintenance garden area laid with decorative stone and enclosed by low-level brick walling and metal railings. Steps lead up from the pavement to the front entrance.

The rear garden is enclosed by timber fencing and has been designed for low maintenance, featuring a raised paved patio area providing space for outdoor seating, with additional hard standing surrounding it. A pathway runs alongside the rear extension, while a timber gate at the far end provides access to the rear.







Viewings

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