JAMIE WARNER
— ESTATE AGENTS —

18 Recreation Road, Haverhill, CB9 8BY

£200,000

- Victorian end terrace home
- Two bedroom accommodation
- Gas central heating
- Overlooking recreation ground
- Dining room and kitchen
- Enclosed rear garden
- Bay fronted sitting room
- Recently replaced sash windows
- No onward chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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VICTORIAN END TERRACE OVERLOOKING THE RECREATION GROUND - NO ONWARD CHAIN

A charming two bedroom Victorian end terrace enjoying a wonderful position directly overlooking the Recreation Ground, offering open green views rarely found so close to the town centre. The property retains a number of character features including fireplaces and a bay fronted sitting room, while also benefiting from gas central heating and recently replaced double glazed sash windows in keeping with the traditional style of the home. The accommodation includes a sitting room, dining room and kitchen on the ground floor with two bedrooms and a shower room upstairs, together with an enclosed rear garden.

2 1 2

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
4.32m (14'2") x 3.66m (12')
Bay window to front, feature living flame effect electric fireplace, radiator, wooden flooring, stairs rising to the first floor, door to:

Dining Room
3.66m (12') x 3.36m (11')
Window to rear, feature fireplace with inset and timber surround, radiator, wooden flooring, opening through to:

Kitchen
3.57m (11'9") x 2.27m (7'5")
Fitted with a range of base and eye level units with round edged work surfaces incorporating a butler style sink with swan neck mixer tap. Eye level electric fan assisted double oven and four ring ceramic hob, space for fridge and plumbing for washing machine. Windows to the rear and side aspects, tiled flooring and door providing access to the garden.

First Floor

Landing
Radiator and doors to:

Bedroom 1
3.66m (12') x 3.35m (11')
Window to front, radiator, pine flooring.

Bedroom 2
3.36m (11') x 2.76m (9'1")
Window to rear, radiator, laminate flooring.

Shower Room
2.29m (7'6") max x 2.27m (7'5")
Fitted with a three piece suite comprising double shower enclosure with electric shower and glass screen, pedestal wash hand basin with mixer tap and low level WC. Window to rear and radiator.

Outside
The rear garden is mainly laid to lawn with a paved seating area immediately

behind the house and a range of established shrubs and planting to the borders.

To the far end of the garden there is a further section where a timber shed and summer house are located.

A pedestrian right of way crosses the garden providing access for the neighbouring property to the left.

The front garden is enclosed by a low brick wall with gated access and a traditional Victorian pathway leading to the entrance door.

The property fronts onto the Recreation Ground, providing open green views to the front.

Viewings

By appointment with the agents.

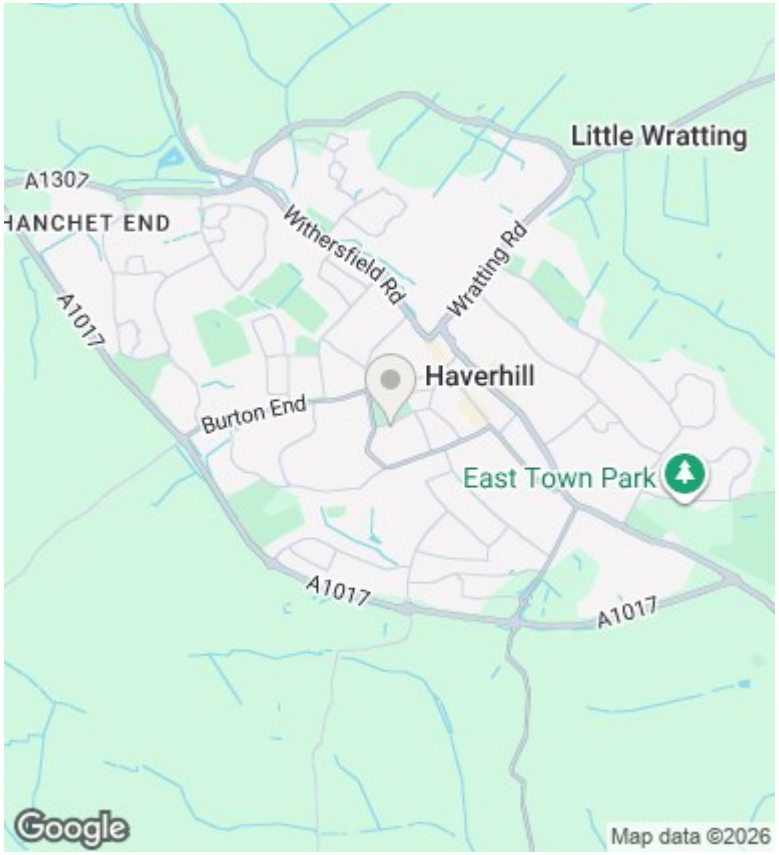
Special Notes

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. 70.8 sq. metres (762.4 sq. feet)

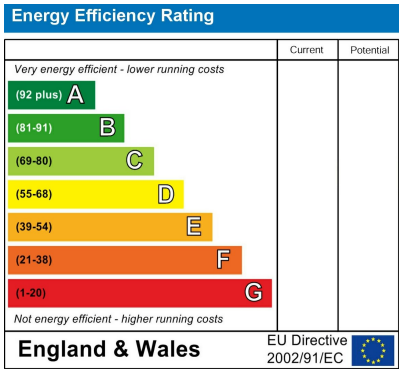


Directions

Viewings

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

Council Tax Band



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