



## 9 Snowdon Court, Haverhill, CB9 8LS

£200,000

- Three bedroom home
- Strong investment potential
- Utility room
- No onward chain
- Spacious sitting room
- Enclosed rear garden
- Family-friendly layout
- Kitchen/dining room
- Gas radiator heating

## 9 Snowdon Court, Haverhill CB9 8LS

### CHAIN FREE THREE BEDROOM HOME WITH RECENTLY REPLACED KITCHEN

Offered to the market with no onward chain, this three-bedroom home would make an ideal purchase for families, first-time buyers or buy-to-let investors. The accommodation includes a spacious sitting room, a recently replaced kitchen/dining room, separate utility room and three first-floor bedrooms. The property also benefits from gas radiator heating and an enclosed rear garden, while still offering buyers the opportunity to make further improvements to suit their own taste.



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

#### Entrance Hall

A welcoming entrance hall with a window to the side aspect, stairs rising to the first floor and access to the principal ground-floor accommodation.

#### Sitting Room

4.88m x 3.93m (16'0" x 12'11")

A well-proportioned reception room with a window to the side aspect, laminate

flooring and two radiators, providing ample space for a range of seating and living-room furniture.

#### Kitchen/Dining Room

3.78m x 2.88m (12'5" x 9'5")

Fitted with a matching range of wall and base units complemented by work surfaces, incorporating a stainless steel sink and drainer with mixer tap. Further features include a built-in electric oven, four-ring ceramic hob with extractor over and plumbing for a washing machine. There is space for a dining table, along with tiled flooring, a radiator and two windows to the side aspect.

#### Utility Room

2.12m x 1.67m (7'0" x 5'6")

A useful additional space with a window to the side aspect, offering scope for storage or further utility use.

### FIRST FLOOR

#### Landing

A spacious landing with a window to the side aspect and doors leading to all first-floor rooms.

#### Bedroom One

3.93m x 2.99m (12'11" x 9'10")

A good-sized double bedroom with a window to the side aspect, radiator and space for a range of bedroom furniture.

#### Bedroom Two

3.93m x 2.53m (12'11" x 8'4")

A second well-proportioned bedroom with a window to the side aspect and radiator.

#### Bedroom Three

3.01m x 2.14m (9'11" x 7'0")

A useful third bedroom with a window to the side aspect and radiator, suitable as a child's room, guest bedroom or home office.

#### Bathroom

Fitted with a two-piece suite comprising a panelled bath and wash hand basin with mixer tap, together with a window to the side aspect.

#### Separate WC

Fitted with a low-level WC and a window to the side aspect.

#### OUTSIDE

The rear garden is enclosed by timber fencing and is mainly laid to lawn, with a paved area providing space for outdoor seating. A timber shed offers useful storage, while gated rear access provides additional convenience. The garden would benefit from some general tidying and landscaping but offers a good-sized outdoor space for buyers to improve and personalise.

#### Viewings

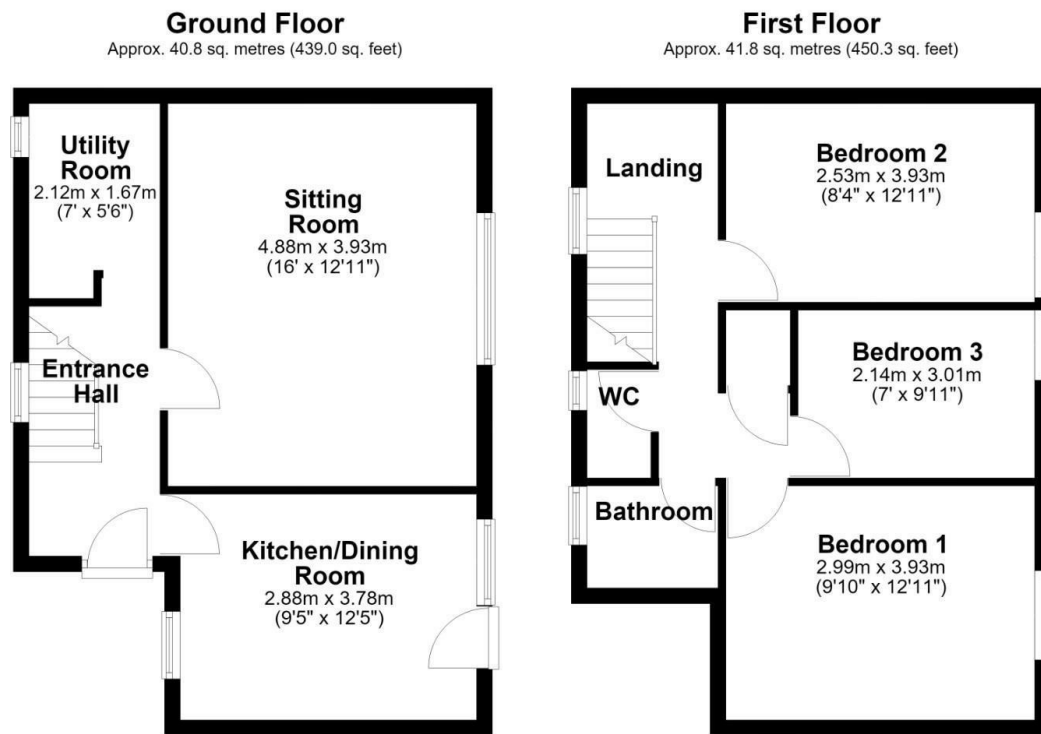
By appointment with the agents.

#### Special Notes

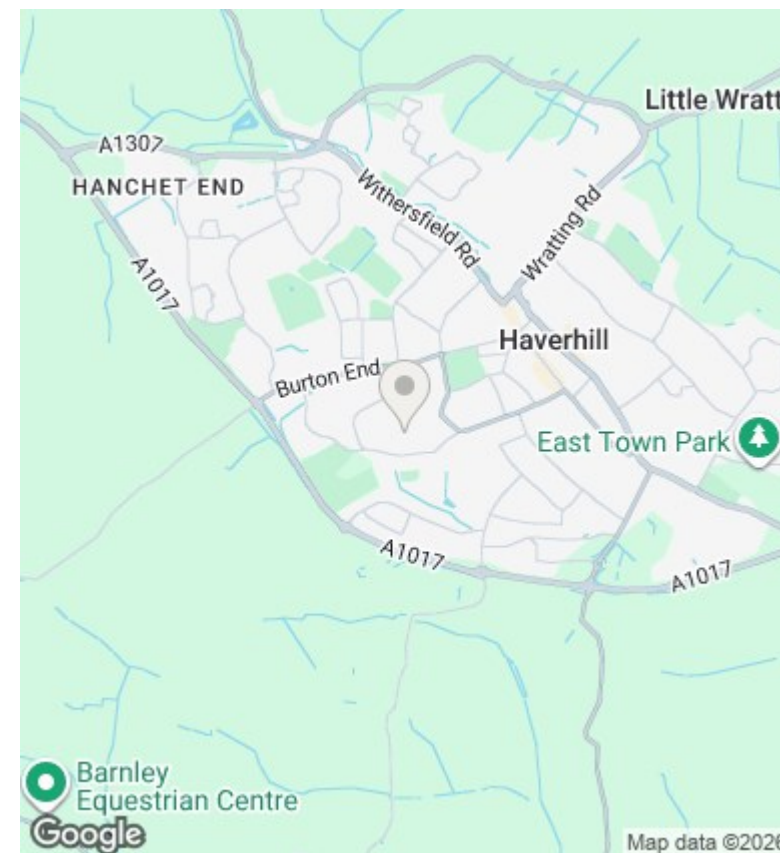
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 82.6 sq. metres (889.4 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

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