



Howard Close, Haverhill, CB9 9QT



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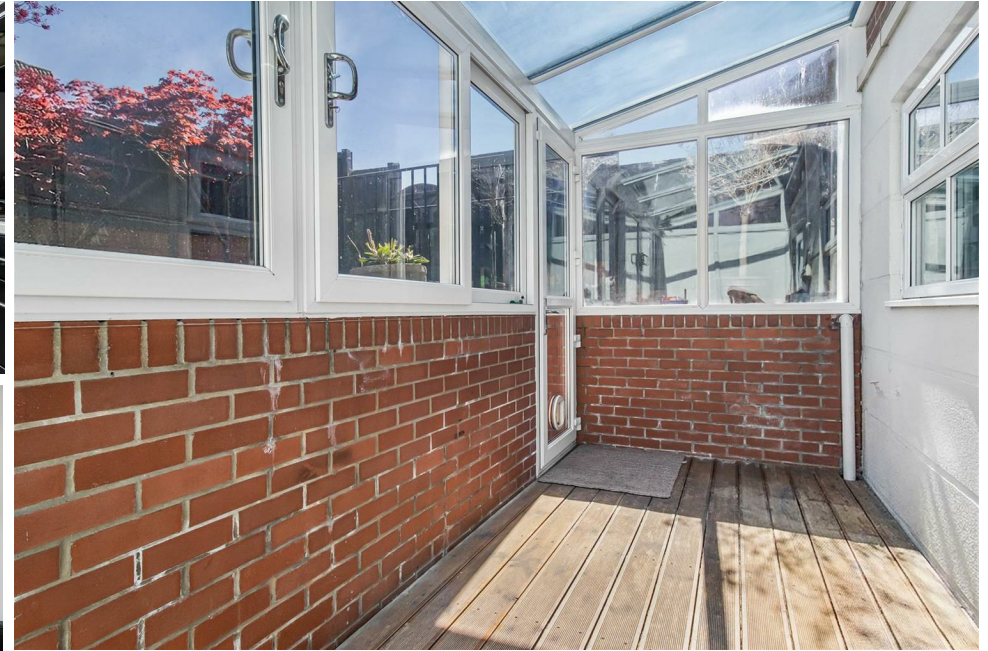
- Overlooking Greensward
- Four Double Bedrooms
- Two Ensuites
- Dressing Area to Master
- Single Garage and Driveway
- Kitchen/Breakfast Room
- Dining Room/Study
- Freehold
- EPC Rating TBC

A wonderfully presented and extremely spacious townhouse situated in a secluded spot with beautiful views overlooking open green space. Offering four bedrooms, two ensembles, dressing area to master bedroom, kitchen/breakfast room and a single garage. (EPC Rating C)

 4  3  2

Guide Price £360,000





LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

GROUND FLOOR

ENTRANCE HALL

Doorway leading to undercover porch, stairs leading to first floor, radiator, storage cupboard, doors to:

WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator, obscure window.

DINING ROOM/STUDY

Window to front, radiator.

KITCHEN/BREAKFAST ROOM

Fitted with matching base and eye level units with worktop over, ceramic sink inset with mixer tap, built in oven with five ring gas hob with extractor over, plumbing and space for appliances, storage cupboard, radiator, French doors leading to@

CONSERVATORY

UPVC construction with double glazed windows on a brick base, door leading to rear garden.

FIRST FLOOR

LANDING

Radiator, stairs to second floor, doors to:

LOUNGE

Three windows to the front of the property with far reaching views, media wall with feature fireplace, radiator.

BEDROOM TWO

Two windows to rear, radiator, door leading to:

ENSUITE

Refitted suite comprising walk in shower enclosure, pedestal hand wash basin, low level wc, heated towel rail, obscure window.

SECOND FLOOR

LANDING

Radiator, airing cupboard housing water cylinder, doors to:

BEDROOM ONE

Two windows to the front of the property with far reaching views, radiator, open plan to dressing area, sliding doors to:

ENSUITE

Refitted suite comprising walk in shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window.

BEDROOM THREE

Window to rear, radiator, access to the loft via loft ladder, partly boarded.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc, pedestal hand wash basin, heated towel rail, obscure window.

OUTSIDE

The rear garden has an immediate paved patio upon leaving the conservatory with the remainder being laid to lawn with flower bed borders and a pathway leading to the rear access gate. Enclosed by timber fencing.

PARKING

Single garage with up and over door, light and power connected, driveway providing parking for an additional two vehicles.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The property has planning permission granted for changing the Conservatory layout which will join the Kitchen.

VIEWINGS

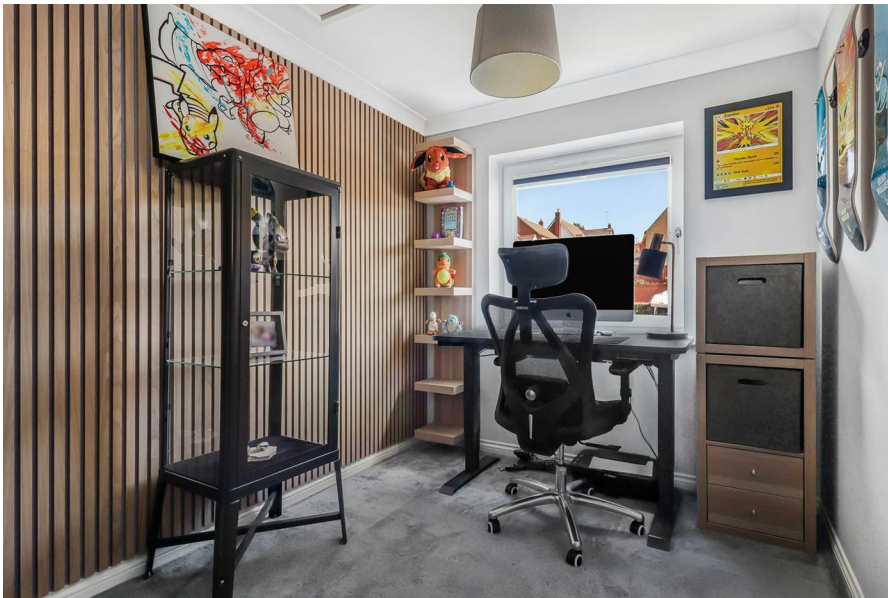
By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.





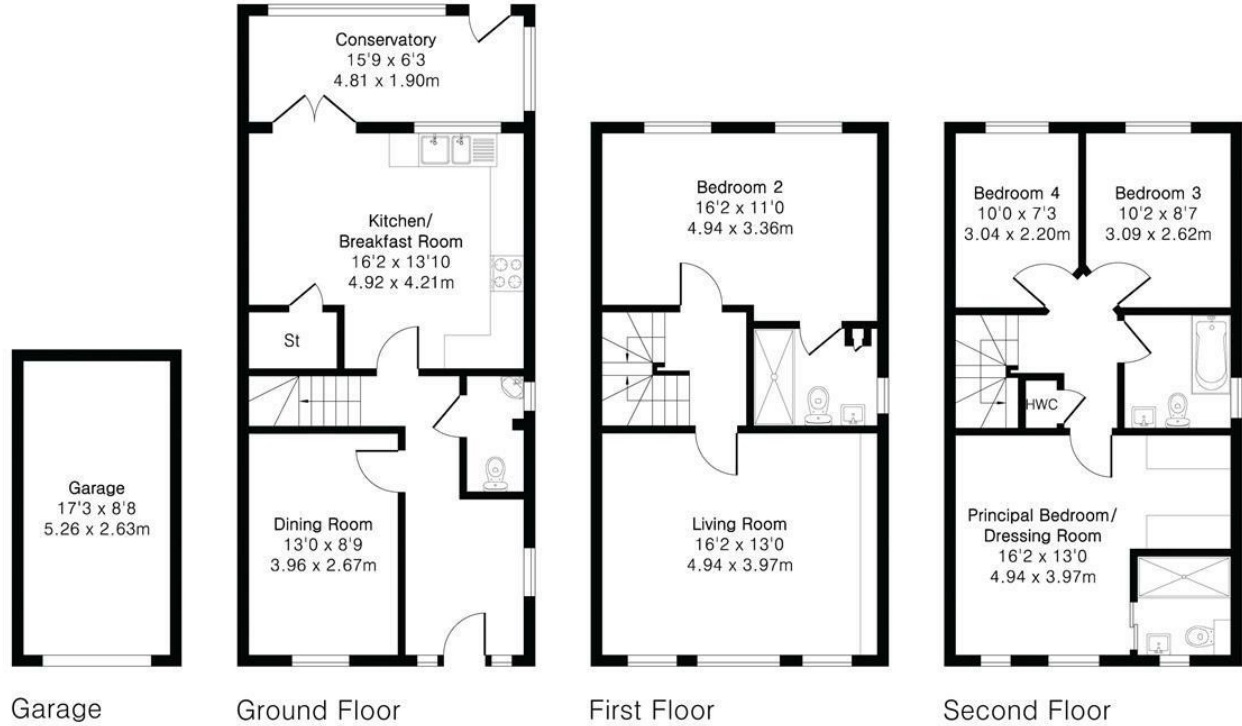
**Approximate Gross Internal Area 1593 sq ft - 148 sq m
(Excluding Garage)**

Ground Floor Area 605 sq ft – 56 sq m

First Floor Area 494 sq ft – 46 sq m

Second Floor Area 494 sq ft – 46 sq m

Garage Area 149 sq ft – 14 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		74	80
England & Wales			

Guide Price £360,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.