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## **OLD ROPE WALK, HAVERHILL, SUFFOLK, CB9 9DF**

- Haverhill Town Centre - approx. 0.9 miles
- Cambridge City Centre - approx. 16 miles
- Audley End Railway Station - approx. 12.5 miles

Open-plan sitting/dining room • Modern kitchen • Two bedrooms • Recently refurbished bathroom • South facing rear garden • Two parking spaces • EPC rating C

### **DESCRIPTION**

This well-presented accommodation comprises a small entrance hall, sitting/dining room, kitchen, two bedrooms and recently renovated bathroom.

Entering into a small entrance hall, which in turn leads through to the sitting/dining room with windows and patio door to rear garden. The kitchen is modern with ample storage and space for freestanding appliances.

Upstairs in the property there is a small landing with loft access, the principal bedroom boasts ample space, a further bedroom and a recently re-fitted modern bathroom.

### **OUTSIDE**

The property features a south-facing rear garden with convenient rear pathway access to car parking area available to only houses within the cul-de-sac. At the front of the house, you will find a neatly paved entrance with small, low maintenance greenery.

**DELIGHTFUL AND VERY WELL-PRESENTED TWO-BEDROOM TERRACED HOME WITH PARKING FOR TWO CARS AND SOUTH-FACING GARDEN WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**



## LOCATION

Haverhill is a thriving and popular market town with an excellent range of varied, local amenities including a twice-weekly market, shops, cafes & restaurants and public houses. There is schooling available for all ages along with a sports centre and cinema complex. For the commuter, there are excellent road links to Cambridge, Stansted Airport and the M11. A mainline railway station at Audley End provides a direct and fast service into London Liverpool Street.

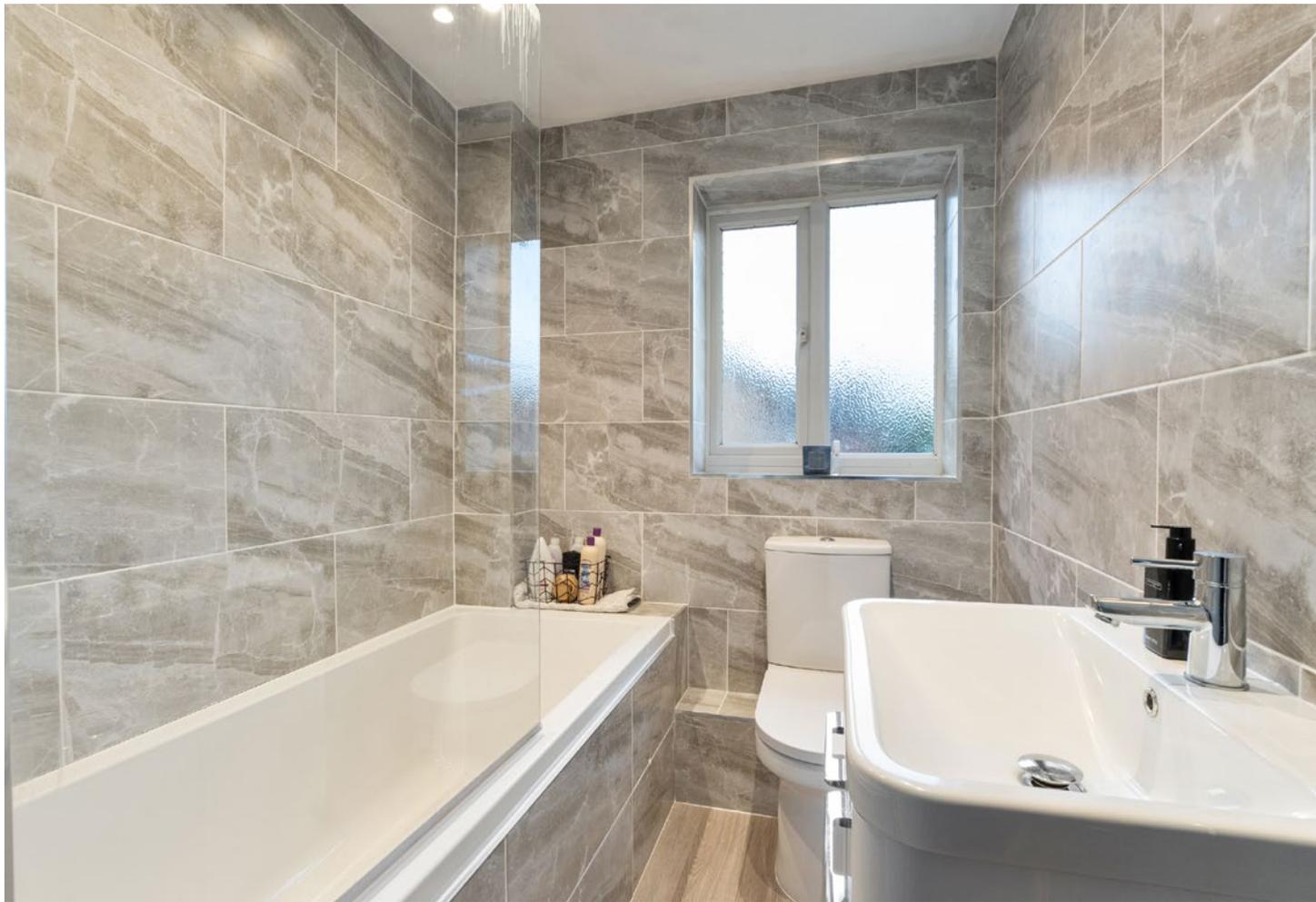
## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected

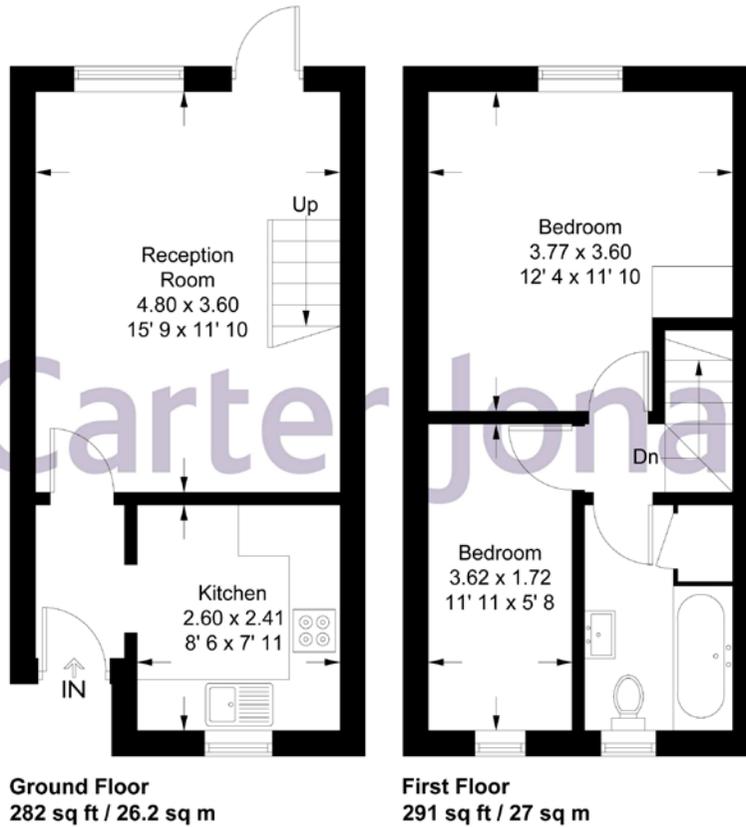
**Local Authority:** West Suffolk County Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



## Old Rope Walk

Approximate Gross Internal Area = 573 sq ft / 53.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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