



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

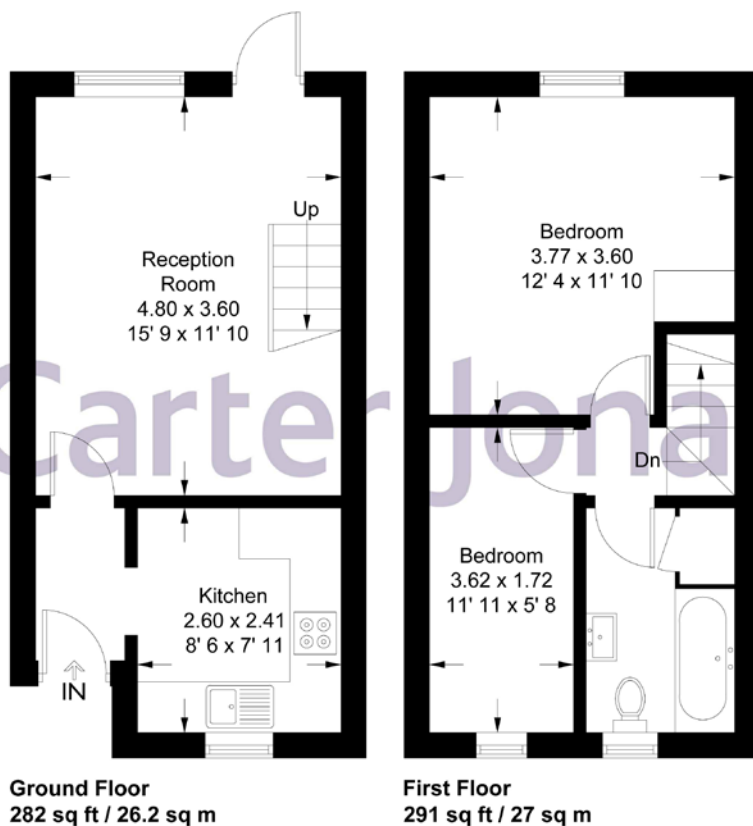
Local Authority: West Suffolk County Council

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

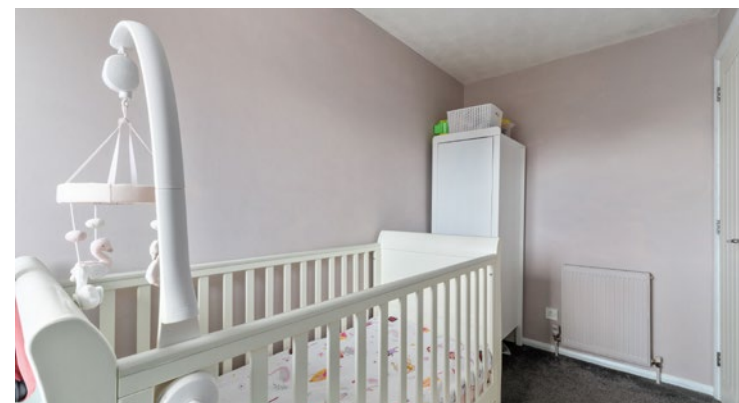


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Approximate Gross Internal Area = 573 sq ft / 53.2 sq m



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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		

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