



3 Abbotts Road, Haverhill, CB9 0DQ

£255,000

- THREE BEDROOM SEMI-DETACHED HOME
- SEPARATE SITTING & DINING ROOMS
- GAS CENTRAL HEATING
- WELL-REGARDED HALES BARN DEVELOPMENT
- GOOD-SIZED REAR GARDEN
- DOUBLE GLAZING
- PRICED TO REFLECT MODERNISATION
- DRIVEWAY PARKING
- EXCELLENT POTENTIAL TO IMPROVE

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THREE-BEDROOM SEMI-DETACHED HOME ON THE WELL-REGARDED HALES BARN DEVELOPMENT, priced to reflect the modernisation required and offering an excellent opportunity for buyers looking to put their own stamp on a property. Benefits include separate sitting and dining rooms, driveway parking and a good-sized rear garden.



Council Tax Band: C



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

The entrance hall has a window to the front, two radiators and wooden flooring. Stairs rise to the first floor with doors leading to the ground floor rooms.

Kitchen

3.25m (10'8") x 2.29m (7'6")

The kitchen is fitted with a range of base and eye level units with work surfaces over and a stainless steel sink unit. There is plumbing for a washing machine and space for a fridge/freezer and cooker. Windows face the rear and side, with a radiator and door leading to the dining room.

Dining Room

3.25m (10'8") x 2.74m (9'0")

The dining room has a window overlooking the rear and a radiator. An opening leads through to the sitting room.

Sitting Room

3.96m (13'0") x 3.03m (9'11")

The sitting room has a window to the front, fireplace, radiator and wooden flooring.

First Floor

Landing

The landing has a window to the side and doors leading to the bedrooms and shower room.

Bedroom 1

3.96m (13'0") x 3.08m (10'1")

A double bedroom with a window to the front and radiator.

Bedroom 2

3.25m (10'8") x 3.08m (10'1")

A double bedroom with a window overlooking the rear and radiator. A cupboard houses the wall mounted gas combination boiler serving the heating and hot water systems.

Bedroom 3

2.97m (9'9") x 1.95m (6'5")

A bedroom with a window to the front and radiator.

Shower Room

The shower room is fitted with a three-piece suite comprising a shower cubicle with power shower, pedestal wash hand basin and low-level WC. There is also a heated towel rail and window to the rear.

Outside

Front

The property is set back from the road behind a front garden, mainly laid to lawn with a variety of established shrubs and planting. A driveway to the side provides off-road parking and leads towards the rear garden, with a pathway providing access to the front entrance.

Rear

The property has an established rear garden, mainly laid to lawn with a variety of mature trees, shrubs and planting. There is a paved area immediately adjoining the house, together with timber fencing and established boundaries. The garden currently requires some general maintenance and offers scope for a new owner to landscape and improve to their own requirements.

Viewings

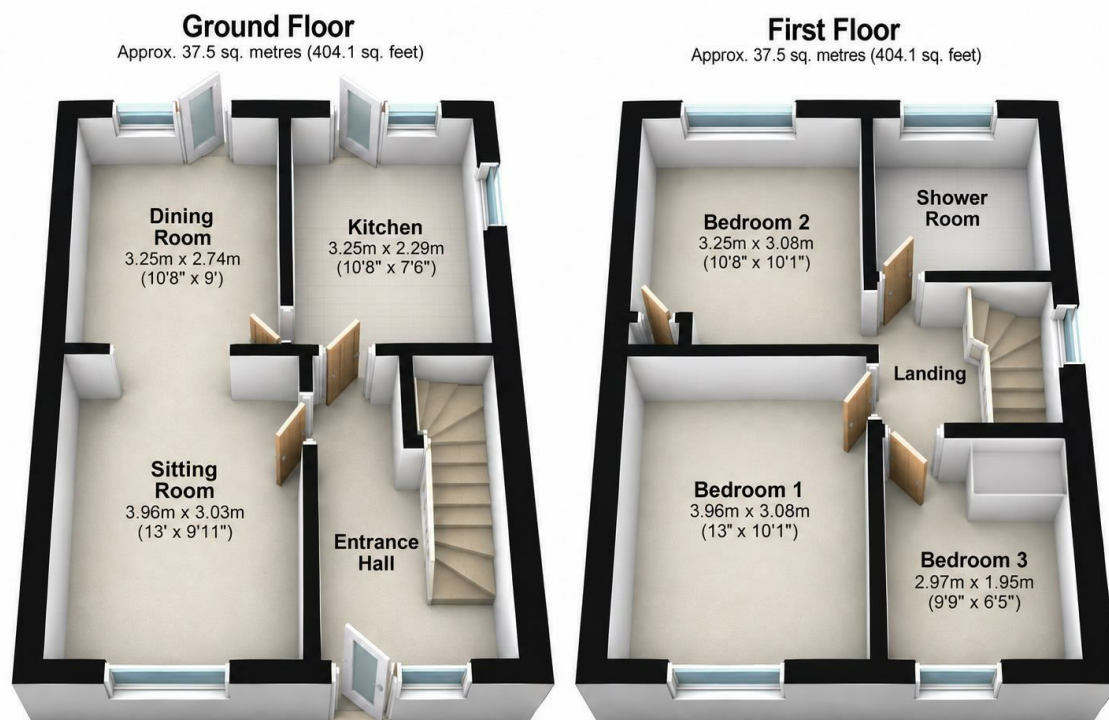
By appointment with the agents.

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. 75.1 sq. metres (808.2 sq. feet)

Viewings

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

