



**80 Howe Road
Haverhill, Suffolk**

**DAVID
BURR**

80 Howe Road, Haverhill, Suffolk CB9 9NJ

Haverhill 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. 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, gymnasias, 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.

A spacious and well-presented 3 bedroom property situated on a popular residential development close to the Town Centre. The property enjoys recently fitted Kitchen and Bathroom, updated flooring and decoration and has the benefit of an allocated off road parking space as well as further parking to the front (not allocated) and rear gardens.

A spacious and well presented 3 bedroom property situated on a popular residential development close to the Town Centre.

Entrance via Porch into:

ENTRANCE HALL With Amtico (type) flooring, stairs leading to the first floor with cupboard beneath and door to:

SITTING ROOM A generous reception room with views to the front over a greensward and opening through to the:

KITCHEN/BREAKFAST ROOM A lovely space with a recently fitted kitchen with a range of wall and base units under worktop with 1 ½ bowl stainless steel sink inset. Integrated appliances include Electric oven and 4 ring hob with extractor over whilst there is space for a fridge freezer and plumbing for a washing machine. Amtico (type) flooring leads to the breakfast area with plenty of space for dining table and chairs and sliding doors leading outside.

CLOAKROOM With WC and Wash hand basin.

First Floor

LANDING With airing cupboard, access to the roof space and rooms off.

BEDROOM 1 A generous double bedroom with recess ideal for built-in wardrobes, outlook to the front over a greensward.

BEDROOM 2 Another spacious double bedroom

BEDROOM 3 With outlook to front over greensward.

BATHROOM Recently re-fitted with a panelled bath, separate tiled shower cubicle, WC, vanity sink unit, Heated towel rail and extensively tiled walls and floor.

Outside

The property enjoys a rear garden with a paved dining terrace adjacent traditional lawn with a further gravelled seating area to the rear and a gate leading out to the parking area.

TENURE: Freehold.

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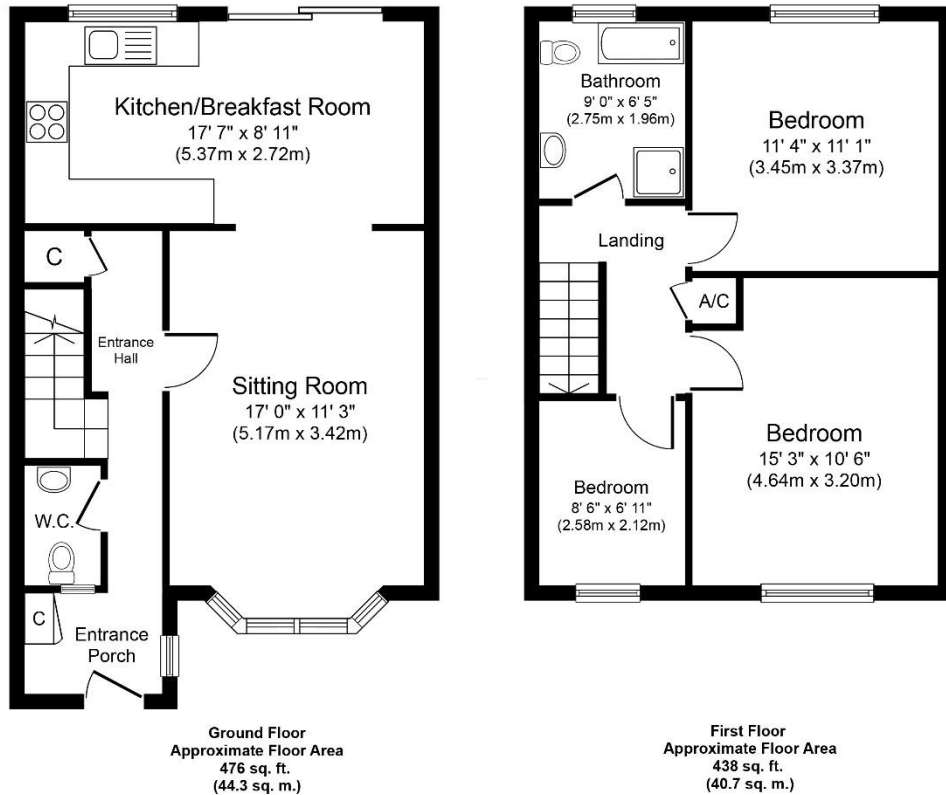
SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: B. £1,653.90 per annum.

EPC RATING: C.

VIEWING: Strictly by prior appointment through DAVID BURR.

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