

DAVID
BURR



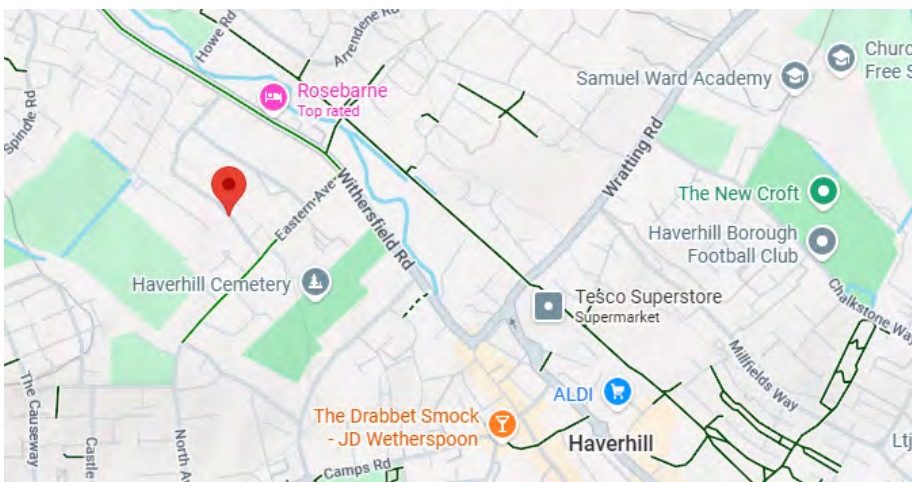
44 Beech Grove

Haverhill, Suffolk

44 Beech Grove

Haverhill, Suffolk CB9 9JA

A three bedroom mid-terraced family home situated within a quiet popular residential development convenient for local amenities.



- Three bedroom mid-terraced family home
- Situated within a quiet residential development
- Off-road parking
- Rear garden
- Within walking distance to local schooling and the town's amenities

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INTERIOR

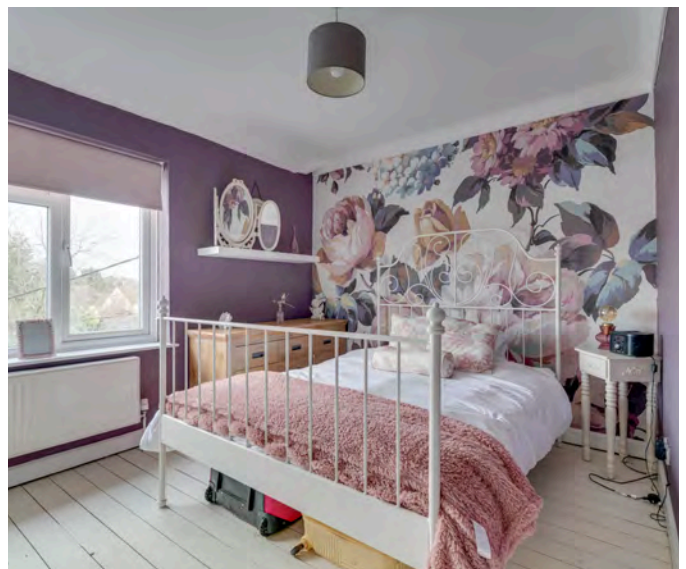
Entrance into ENTRANCE HALL with storage cupboard and stairs rising to the first floor. Door to SITTING ROOM with window to the front aspect, log burner set upon a tiled hearth with oak bressummer over and French doors opening through to the DINING ROOM with window to the rear aspect overlooking the garden and door to the garden. An opening leads through to the Kitchen, whilst doors open to the UTILITY ROOM and SHOWER ROOM featuring a walk-in shower, pedestal sink unit and WC. KITCHEN comprising a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include Rangemaster cooker with double oven and six ring gas hob and extensively tiled walls and flooring.

FIRST FLOOR

LANDING with roof access and doors off to BEDROOM 1 a double bedroom with built-in cupboard space and view to the rear. BEDROOM 2 a further double bedroom with built-in cupboard space and window to the rear. BEDROOM 3 with window to the front aspect. BATHROOM comprising a panelled bath with shower over, vanity sink unit, WC and part-tiled walls.

EXTERIOR

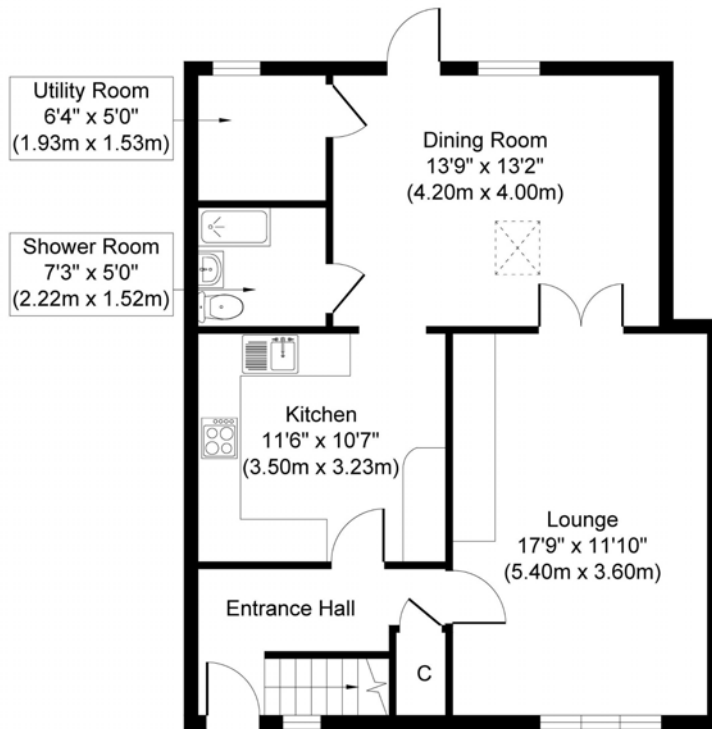
The property is approached via a shared pathway leading to the front door. The front garden provides a gravel driveway providing parking for multiple vehicles. To the rear, the garden is mainly laid to lawn with mature flower and shrub borders with enclosed fencing and a garden shed.



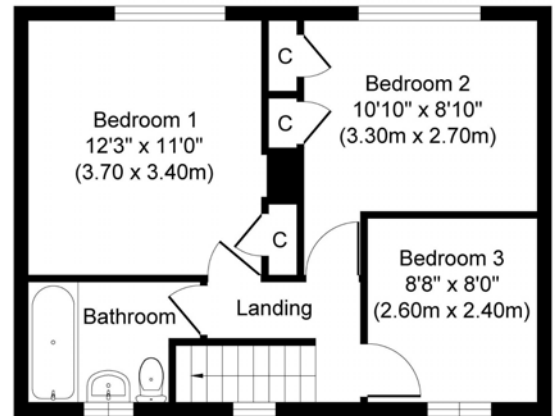
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Floorplan



Ground Floor
Approximate Floor Area
675 sq. ft
(62.67 sq. m)



First Floor
Approximate Floor Area
419 sq. ft
(38.88 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Haverhill, Suffolk

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, 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.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: B. £1,586.67 per annum.

PROPERTY POSTCODE: CB9 9JA.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):
Broadband: Yes. Speed up to 2000 mpbs download, up to 2000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

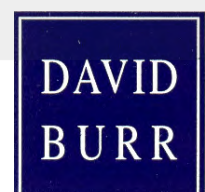
FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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