



MEETING WALK, HAVERHILL



Guide Price: £250,000

We are pleased to offer this superbly presented and ideally located 2 Bedroom Terraced Property close to the Town Centre. The property is beautifully decorated throughout and offers a great opportunity for First Time Buyers.



Features

- ✓ Private Garden
- ✓ Double Bedrooms
- ✓ Immaculate Throughout
- ✓ Bay Window
- ✓ Parking Bay
- ✓ Dining Room

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This immaculately presented extended Victorian property in the centre of Haverhill is a must view and comes highly recommended by Antony Davis. The property has been beautifully decorated throughout and offers a great opportunity for first time buyers.

Ground Floor

As you enter through the front door, there is a welcoming entrance porch that takes you to into the lounge.

Lounge: 12'2 x 12'0 (3.70m x 3.65m) Bay window to front aspect, feature fireplace, built in storage, radiator, door leading to dining room and staircase.

Dining Room: 12'2 x 9'10 (3.70m x 3.0m) fabulous dining room (second reception room) with feature original sash window, under stairs storage, radiator, door leading to the Kitchen.

Kitchen: 12'6 x 12'0 (3.80m x 3.65m) beautifully fitted kitchen with a good range of wall and base units. French doors leading to the rear west facing courtyard garden.

First Floor

Bedroom 1: 12'4 x 12'2 (3.75m x 3.70m) window to front aspect, feature rear wall with panel effect, built in wardrobe space, radiator.

Bedroom 2: 9'10 x 8'2 (3.0m x 2.50m) window to rear aspect, radiator.

Bathroom: Traditional style bathroom suite in keeping with other period features this property has to offer. WC, wash basin, shower over-bath. Radiator, window to rear aspect. Towel rail. Airing Cupboard.

Outside

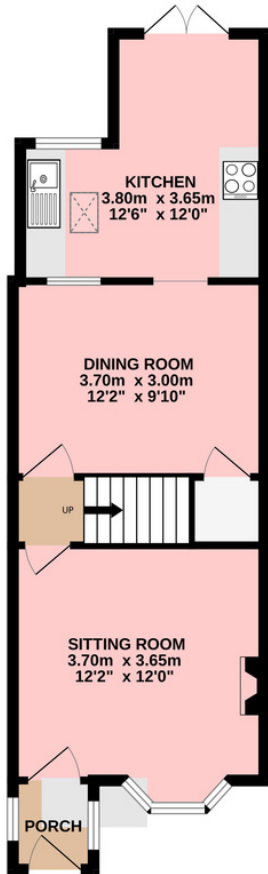
To the front of the property there is an enclosed garden with mature hedges, decorative paving. The rear of the property can be accessed through the passage. The rear courtyard garden has some raised beds with some mature planting along with natural sandstone paving and decking area. To the back of the garden, there is a allocate parking bay.

Haverhill

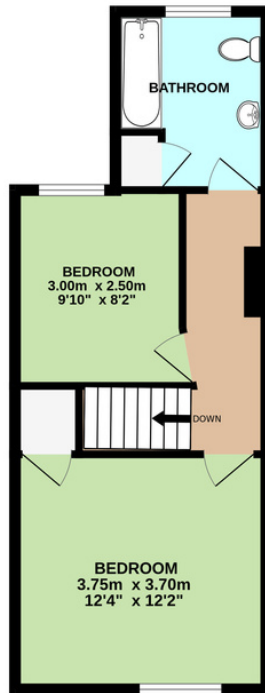
Haverhill is a traditional market town which still holds one every Friday and Saturday. The main high street has a number of shops with some well-known high street names. There is a great leisure centre along with Cineworld and restaurants. Good access roads to Cambridge and Bury St Edmunds, and the M11 motorway can be reached in approximately 20 minutes.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
43.3 sq.m. (466 sq.ft.) approx.



1ST FLOOR
35.6 sq.m. (383 sq.ft.) approx.



TOTAL FLOOR AREA: 78.9 sq.m. (849 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: B
LOCAL AUTHORITY: WEST SUFFOLK DISTRICT

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