



ALLINGTON WALK, HAVERHILL



Guide Price: £265,000

This is an immaculately presented and much improved 3 bedroom property offering great value in a well-established area of Haverhill. Offering open views of the green, with a south westerly facing garden, along with all the improvements made, we strongly recommend an early viewing.



Features

- ✓ Views of the Green
- ✓ Dining Room
- ✓ Immaculate Throughout
- ✓ Shower Room
- ✓ Utility Room
- ✓ Log Cabin

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Antony Davis are pleased to offer this immaculately presented and much improved 3 bedroom property offering great value in a well-established area of Haverhill.

Offering open views of the green, with a south/westerly facing garden, along with all the improvements made, we strongly recommend an early viewing.

This property has been extensively renovated throughout. This includes new bathrooms, new windows and doors, new kitchen, new electrics, new central heating, log burner, air conditioning, utility room, large garden cabin/workshop/office.

Ground Floor

As you enter, through the new wooden front door with multipoint locking system, on the right leads to:

Lounge: 13'11 x 11'6 (4.25m x 3.50m) with window to front aspect, feature log burner, opening into:

Dining Room: 11'10 x 7'7 (3.60m x 2.30m) with French doors leading to the rear garden, opening into:

Kitchen: 10'6 x 8'6 (3.20m x 2.60m) Newly fitted contemporary style kitchen with integral appliances, good range of wall and base units, dual aspect window to side and rear, door taking back through to the hallway, with an additional side door taking you through to the utility room.

Utility Room: This is great use of this old outhouse, which has been completely renovated, offering plumbing, with sink and drainer, with space to dry clothes.

First Floor

Bedroom 1: 11'6 x 10'2 (3.50m x 3.10m) Good size principal bedroom with a newly fitted cloakroom with WC and wash basin, window to front aspect.

Bedroom 2: 8'10 x 8'10 (2.70m x 2.70m) Further double room with window to side aspect.

Bedroom 3: 7'10 x 7'3 (2.40m x 2.20m) Great nursery or home office.

Shower Room: Large separate shower room finished to a high standard.

Family Bathroom: Superbly presented family bathroom comprising bathtub, double sink, with vanity unit, WC, towel rail and underfloor heating. Window to rear aspect.

The property has new double-glazed windows throughout, along with gas central heating throughout with radiators in all main rooms.

Outside

The front of the property is enclosed with a newly installed picket fence, along with lawned area and paving to the side.

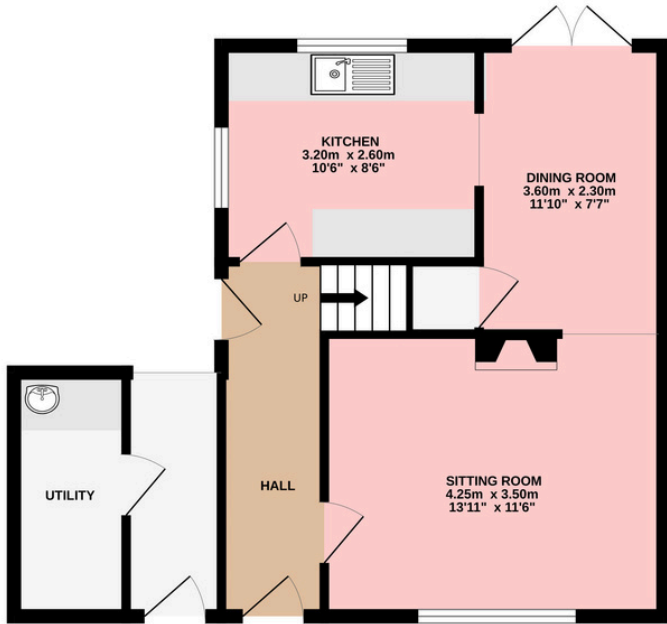
The private south westerly rear garden is very decorative with decked area, lawn and some mature planting, along with a large wood cabin, complete with electrics.

Haverhill

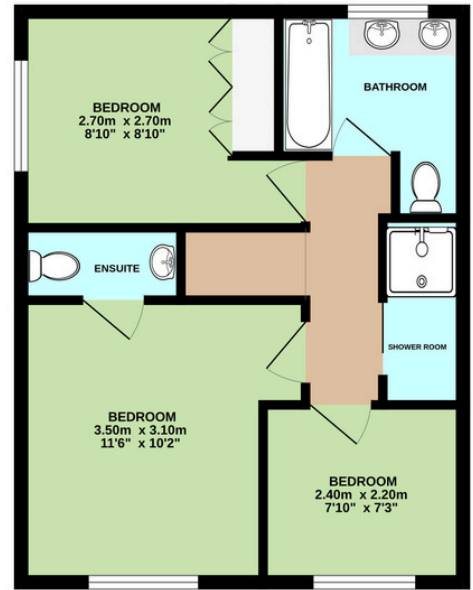
Haverhill is a traditional market town which still holds one every Friday and Saturday. The main high street has a number of shops with some well-known high street names. There is a great leisure centre along with Cineworld and restaurants. Good access roads to Cambridge and Bury St Edmunds, and the 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
40.0 sq.m. (431 sq.ft.) approx.

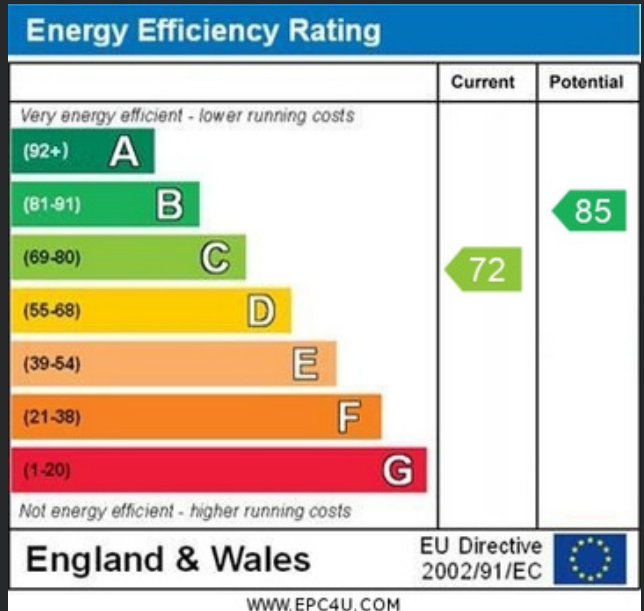


1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 80.0 sq.m. (861 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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TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: B
LOCAL AUTHORITY: WEST SUFFOLK DISTRICT

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