



WITHERSFIELD ROAD, HAVERHILL



Guide Price: £250,000

This an exciting opportunity to purchase this three-bedroom family home requiring modernisation, offering excellent potential to extend (STP), extensive driveway parking and a large south-facing garden with outbuildings.



Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Large South Facing Rear Garden
- ✓ Three Reception Rooms
- ✓ Potential to Extend (STP)

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WITHERSFIELD ROAD, HAVERHILL

We are pleased to offer this three-bedroom family home, situated in a popular part of town and occupying a generous plot with a large south-facing rear garden.

While the property would benefit from refurbishment and modernisation, it offers considerable potential to create an impressive family home, with scope to extend subject to the necessary planning permission.

The accommodation includes three well-proportioned bedrooms, a family bathroom, separate WC, a spacious kitchen/dining room and a generous L-shaped lounge. Outside, the property benefits from extensive driveway parking, a mature south-facing garden and several useful outbuildings.

The property is approached through a covered entrance porch. To the left is a useful boiler room, which also incorporates a WC and wash basin. The ground floor also benefits from useful understairs storage.

Ground Floor

Kitchen/Dining Room: A good-sized room comprising a comfortable dining area opening into the kitchen, with a window overlooking the rear garden and a door providing direct access outside.

Lounge/Sitting Room: A spacious L-shaped reception room with windows to both the front and rear aspects, creating a versatile family living space. There is an existing fireplace which has not been tested but may offer potential for reinstatement, subject to appropriate inspection.

First Floor

Bedroom One: A generously proportioned principal bedroom with a window overlooking the rear garden.

Bedroom Two: A further double bedroom with a window to the front aspect.

Bedroom Three: A well-proportioned third bedroom with a window overlooking the rear garden.

Family Bathroom: Fitted with a bathtub and wash basin, with a window to the side aspect.

Separate WC: A separate WC with a window providing natural light and ventilation.

The property retains a number of original windows, contributing to its character, while most of the windows across the rear elevation have been replaced with uPVC double-glazed units.

Outside

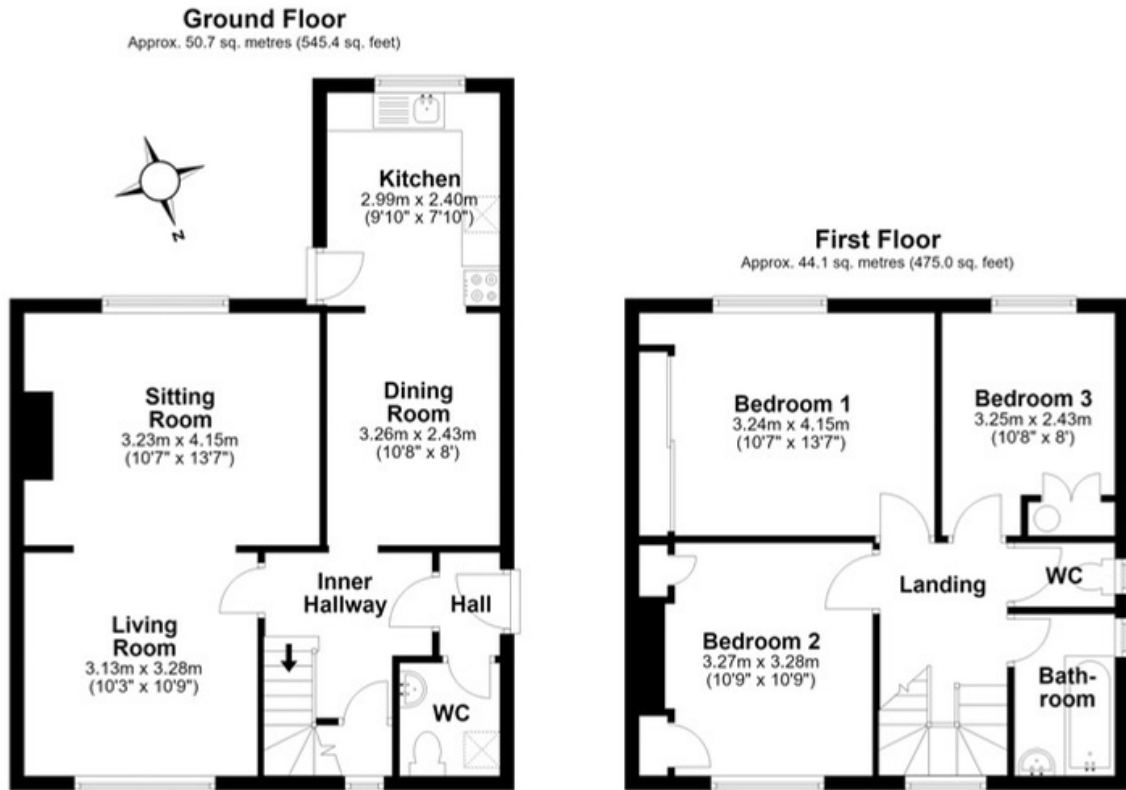
To the front, a substantial driveway provides off-road parking for several vehicles.

The large south-facing rear garden is a particular feature of the property, with an established lawn and an abundance of mature planting. A substantial shed/garage provides useful storage, while a gate towards the end of the garden leads to several additional outbuildings. These currently require refurbishment or clearance but provide further potential.

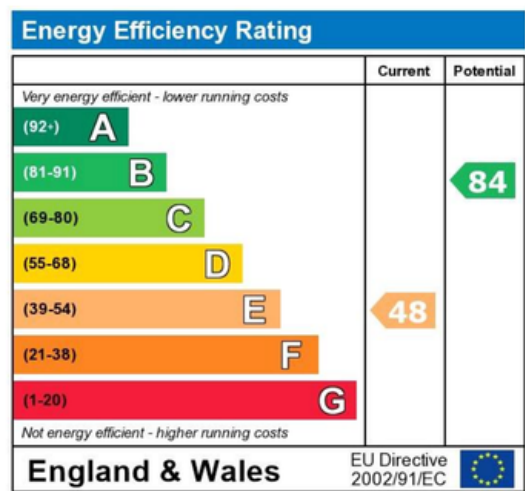
Haverhill

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.



For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



TOTAL SIZE: 1020.4 SQFT (APPROX)
TENURE: FREEHOLD
EPC BAND: E
COUNCIL TAX BAND: B
LOCAL AUTHORITY: WEST SUFFOLK DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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