



2 Belmont Court
Haverhill | Suffolk | CB9 8LN

HOCKEYS 
ESTABLISHED 1885

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- *3 Bedrooms*
- *Kitchen Diner*
- *Nicely Presented*
- *Double Glazing*
- *Utility Room*
- *Fronting Green*
- *Bathroom & Separate WC*
- *934 Sq. Ft.*

The Property

A spacious three-bedroom terraced family home located on the Clements Estate. The well laid out accommodation offers good living space and has been well maintained by the current owner. The property sits on the edge of Belmont Court and fronts a small green area, and an area which offers unallocated parking.

The Accommodation

The entrance door opens into the hallway where stairs rise to the first floor and a door opens into the lounge. The lounge has a large window to the rear which makes the room light. A door leads from the lounge into the kitchen / diner. There is a well fitted kitchen with a good range of cupboards with worktops over and space for appliances, including an integrated fridge. There are windows to front and rear and a door leading to the rear garden. Another door leads into a hallway at the front which leads to an exterior door and a utility area, and cupboard housing the boiler. On the first floor there are 3 good size bedrooms, a bathroom, and a separate WC. There is also a storage cupboard on the landing.



Outside

To the front of the property there is a small, fenced garden with a gated pathway leading to the two entrance doors. The rear garden is enclosed by fencing, with a lawn area and borders with shrubs and flowers.

Haverhill

The Suffolk market town of Haverhill lies in West Suffolk and borders the rolling countryside of Essex and Cambridgeshire. It offers excellent connectivity by road, rail, and air. By road there is an excellent network, with the M11 offering great access to the Capital, Cambridge (18.7 miles), Bury St. Edmunds (18.9 miles), Newmarket (14.4 miles) A14 and M25. The station at Audley End (14.3 miles) has regular fast trains to London, Liverpool Street (from 51 minutes), and beyond. London Stansted Airport is around a 19.6-mile drive or by train from Audley End in 19 minutes.

Haverhill dates to the Anglo-Saxon times and was mentioned in the Domesday Book. Over the decades the town has expanded and is now a relatively modern and young town with a wide range of housing to suit most needs. Employment opportunities are good with a thriving industrial estate, commutable science, and research parks as well as the cities of Cambridge and Bury St Edmunds within easy reach.

Amenities

Haverhill offers a good range of amenities with schools and nurseries, a selection of supermarkets including Sainsbury and Tesco, and variety of cafes and eateries. The town also boasts a fine golf course and leisure centre, along with many sports clubs, a cinema plus an arts centre. The University City of Cambridge and Bury St Edmunds both offer an extensive range of amenities

Services

Mains Gas, Electricity, Water and Drainage.

Local Authority

St. Edmundsbury Borough

Council Tax

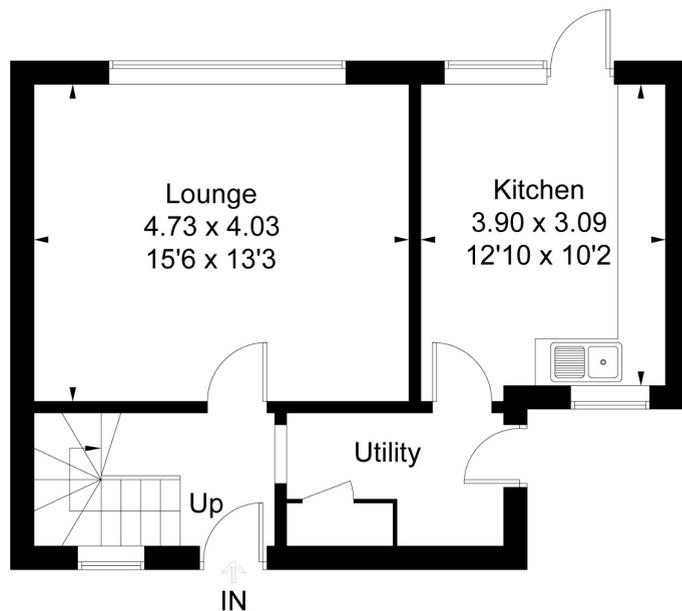
Band B

EPC Rating

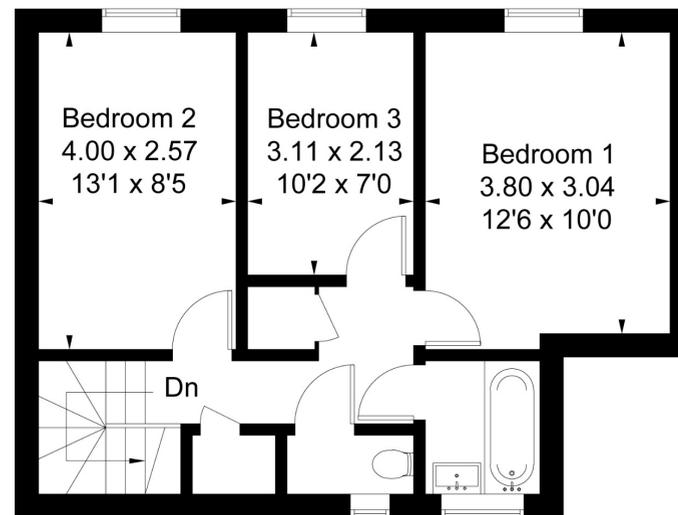
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Approximate Floor Area = 86.8 sq m / 934 sq ft



Ground Floor



First Floor

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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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