

44 Beech Grove - Asking Price £290,000

Haverhill CB9 9JA

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £290,000

The Property

Nestled within the popular Beech Grove development in Haverhill, this beautifully presented three-bedroom terraced home offers spacious and versatile accommodation extending to approximately 1,128 sq. ft., making it an ideal choice for families, first-time buyers and those looking to upsize.

The property boasts two generous reception rooms, providing excellent space for both everyday living and entertaining. The well-equipped kitchen offers a practical layout with storage and workspace, perfectly suited to modern family life.

Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation, complemented by two contemporary bathrooms which cater effortlessly to the demands of a busy household while adding a touch of luxury.

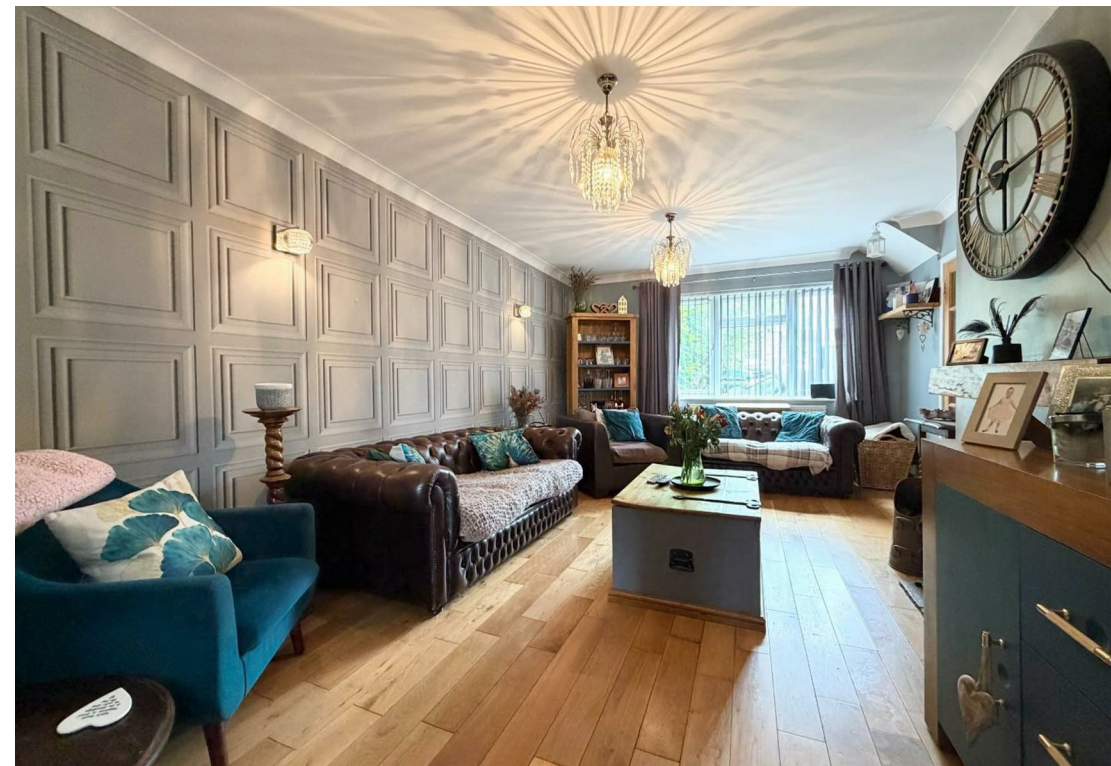
This home combines character and charm with the conveniences expected for modern living. Externally, the property benefits from off-road parking for two vehicles, a highly desirable feature in this sought-after residential location.

Beech Grove enjoys a friendly community atmosphere and is conveniently positioned close to local schools, shops, recreational facilities and transport links, making it particularly appealing to both families and professionals alike.

Offering an excellent opportunity to create lasting memories in a welcoming setting, this delightful home is ready for its next chapter. Early viewing is highly recommended to fully appreciate everything this charming property has to offer.

Features

- **THREE-BEDROOM TERRACED HOME EXTENDING TO APPROXIMATELY 1,128 SQ. FT.**
- **TWO SPACIOUS RECEPTION ROOMS, IDEAL FOR FAMILY LIVING AND ENTERTAINING.**
- **WELL-APPOINTED MODERN KITCHEN**
- **TWO MODERN BATHROOMS SERVING THE NEEDS OF A BUSY HOUSEHOLD.**
- **OFF-ROAD PARKING FOR TWO VEHICLES.**
- **GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT.**
- **SITUATED IN THE POPULAR AND FAMILY-FRIENDLY BEECH GROVE AREA OF HAVERHILL.**
- **CONVENIENTLY LOCATED CLOSE TO LOCAL SCHOOLS, SHOPS AND EVERYDAY AMENITIES.**
- **WALKING DISTANCE TO TOWN CENTRE**
- **AVAILABLE TO VIEW NOW**



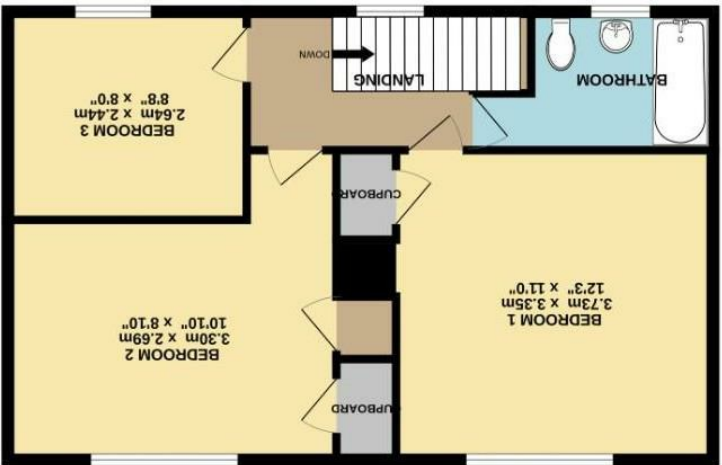
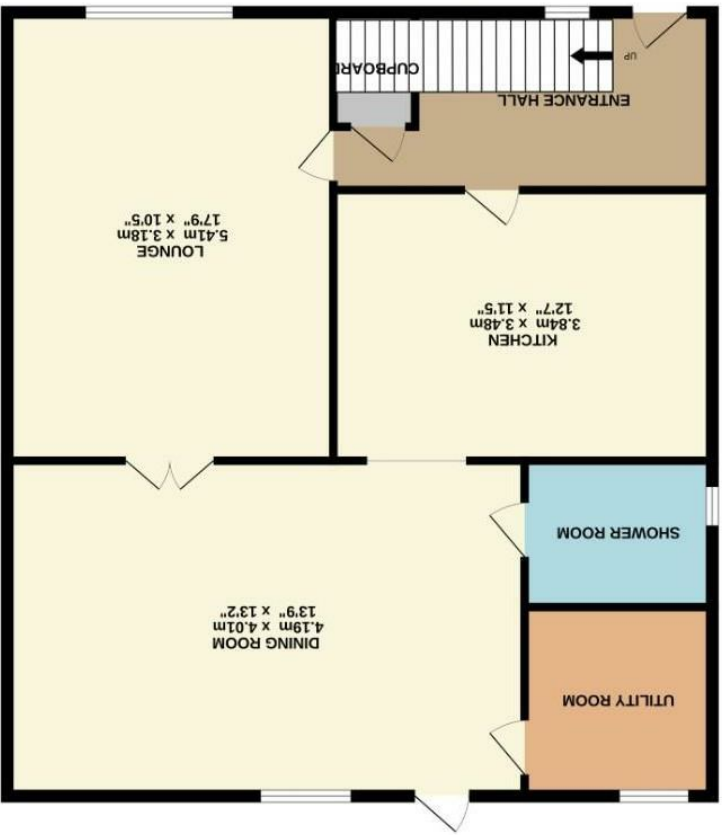


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Net energy demand - higher running costs		
Very energy efficient - lower running costs		
A	B	C
(92 plus)	(81-91)	(69-80)
	D	E
	(55-60)	(41-54)
	F	G
	(21-50)	(1-20)
		H
		(1-10)
		I
		(1-10)
		J
		(1-10)
		K
		(1-10)
		L
		(1-10)
		M
		(1-10)
		N
		(1-10)
		O
		(1-10)
		P
		(1-10)
		Q
		(1-10)
		R
		(1-10)
		S
		(1-10)
		T
		(1-10)
		U
		(1-10)
		V
		(1-10)
		W
		(1-10)
		X
		(1-10)
		Y
		(1-10)
		Z
		(1-10)

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.

Made with Metropix ©2025



12 High Street, Haverhill, Suffolk, CB9 8AR
T: 01440 707976
E: haverhill@shiresestateagents.co.uk