

Summary

A BEAUTIFULLY PRESENTED two bedroom end of terraced house in a lovely location overlooking the towns recreation ground. The property is in a fantastic condition, with a lovely kitchen & bathroom, two reception rooms, & WC. The property offers an enclosed rear garden, as well as front garden where the current owner has created off road parking.

Description

Approximate Room Sizes

SITTING ROOM 11' 6" x 11' 2" (3.51m x 3.42m)
Bay window to front, two radiators, feature fireplace, door to:

DINING ROOM 11' 10" x 11' 2" (3.61m x 3.42m)
Radiator, under stair storage, window to side.

KITCHEN 13' 7" x 7' 7" (4.16m x 2.33m) Door to garden window to side. A well presented galley kitchen with a good range of units with worktops over, inset sink & drainer. Integrated single oven with four ring gas hob over. Space & plumbing for appliances. Door to:

WC WC, wash basin.

BEDROOM 11' 10" x 11' 8" (3.63m x 3.57m)
Window to rear, radiator, door to:

BATHROOM Suite comprising bath, separate shower cubicle, WC, wash basin, radiator, double glazed window.

BEDROOM TWO 11' 9" x 11' 4" (3.6m x 3.47m)
Two double glazed windows to front, radiator, feature fireplace.

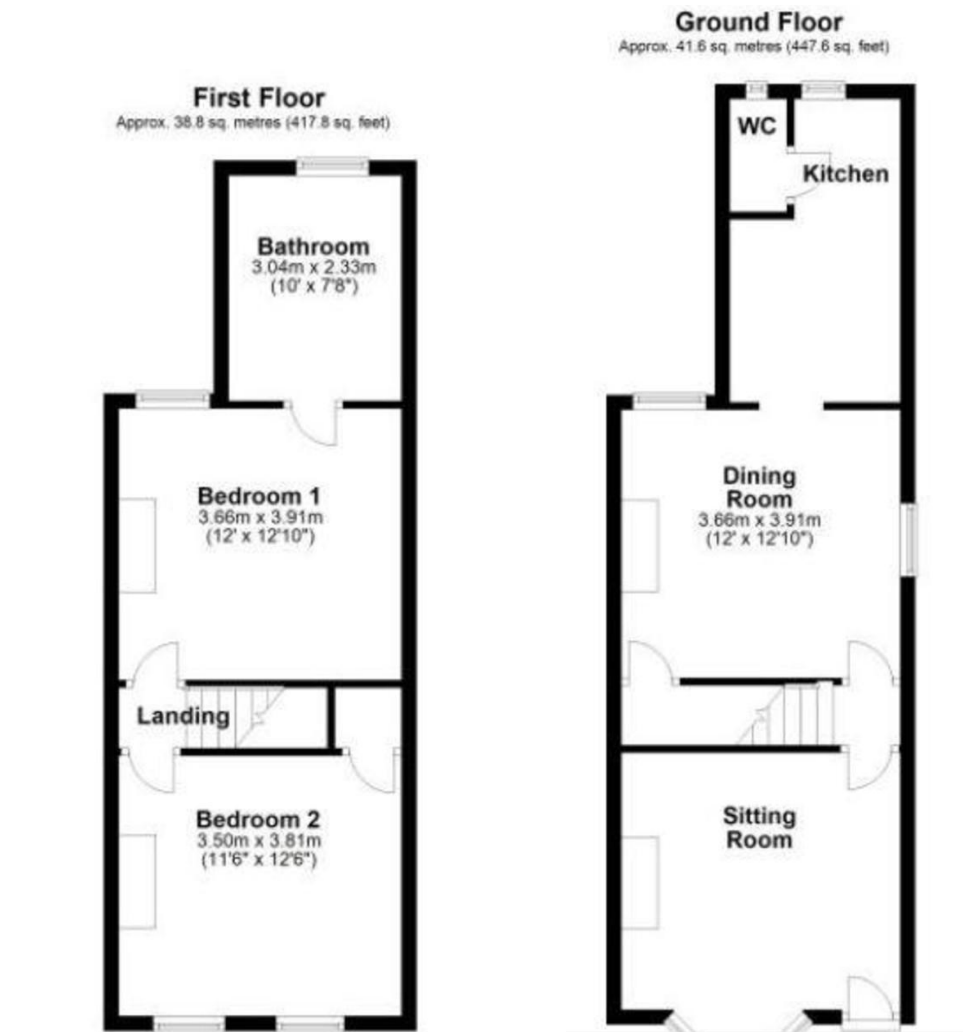
OUTSIDE The rear garden is enclosed by fencing, with lawned area & garden shed. The front garden is enclosed by fencing & has been converted by the current owner to provide casual off road parking.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – B
Tenure – Freehold
Services – All mains services
Post Code – CB9 8BG

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919





If you would like to speak to one of our mortgage advisors call now – 01440 768919
 Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
 27b High Street, Haverhill, Suffolk, CB9 8AD
 Tel: 01440 768919
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Chainey Pieces | Haverhill | CB9 8BG

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Offers over £245,000

- TWO BEDROOMS
- VICTORIAN
- CLOSE TO TOWN CENTRE
- FRONT & REAR GARDENS
- 1ST FLOOR BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- PARKING TO FRONT (NO DROPPED KERB DIRECTLY FROM ROAD)