

## Summary

A beautifully presented Victorian home in a convenient town centre location, within walking distance of amenities. The property is finished to a high standard, offering two bedrooms, two bathrooms, refitted kitchen, low maintenance landscaped garden & permit parking.

## Description

### Approximate Room Sizes

LOUNGE 16' 0" x 11' 11" (4.9m x 3.65m) Double glazed bay window to front aspect, feature fireplace, door to:

DINING ROOM 12' 0" x 9' 10" (3.66m x 3.02m) Window to rear, door leading to stairs, under stair cupboard, radiator, door to:

KITCHEN 7' 6" x 7' 4" (2.29m x 2.26m) A beautifully refitted kitchen with base & eye level units with worktops over, inset sink & drainer, integrated single oven, four ring hob & extractor hood. Door to bathroom & lean to.

BATHROOM Beautiful suite comprising panel bath, WC, wash basin, heated towel rail, double glazed window.

LEAN TO Door to garden, space & plumbing for washing machine.

first floor:

LANDING Door to:

BEDROOM ONE 12' 0" x 9' 10" (3.66m x 3.0m) Double glazed window to rear, radiator, door to:

ENSUITE SHOWER ROOM Window, Shower enclosure, WC, wash basin, radiator.

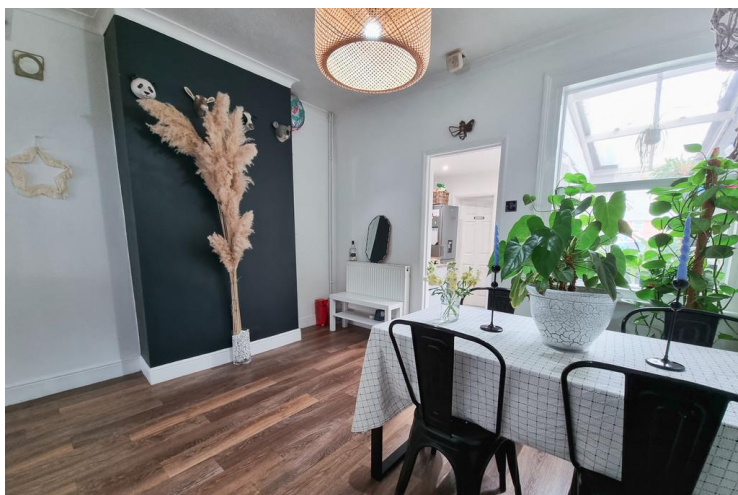
BEDROOM TWO 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to front aspect, radiator, cupboard.

OUTSIDE To the front of the property permit parking is available. The rear garden is enclosed by fencing, beautiful landscaped with astroturf to create a low maintenance & enjoyable outside space.

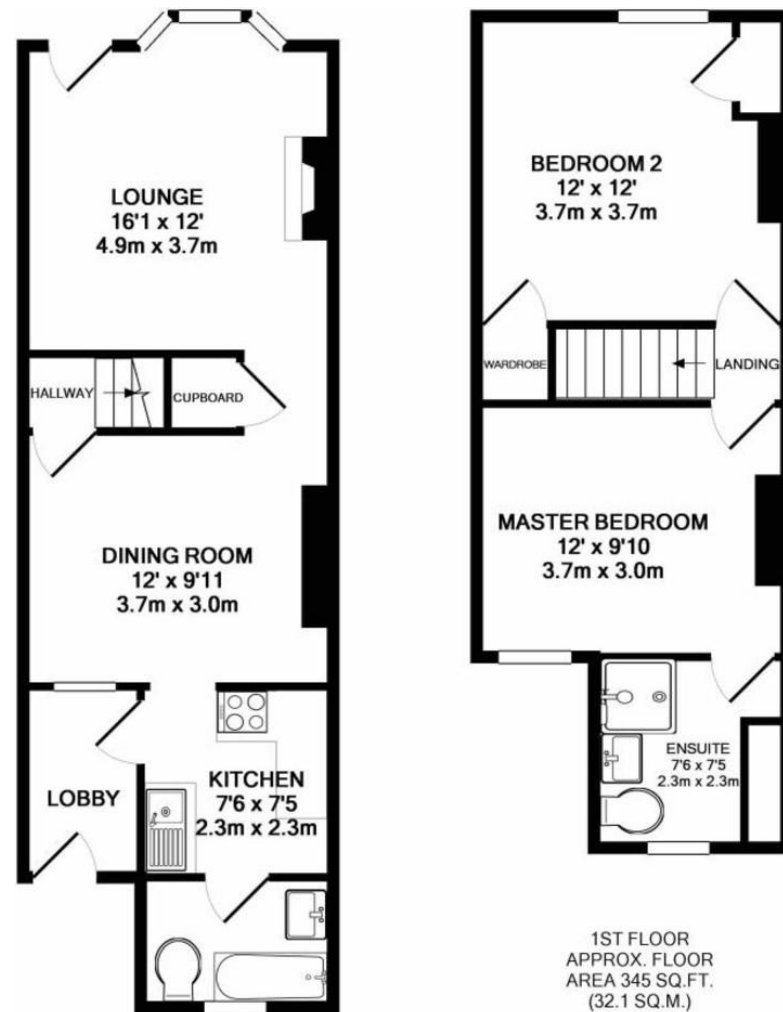
## Additional Information

Local Authority – West Suffolk Council  
Council Tax Band – B  
Tenure – Freehold  
Services – All Mains Services  
Post Code – CB9 8ED

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01440 768919







1ST FLOOR  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Your home may be repossessed if you do not keep up repayments on your mortgage.



### Contact Details

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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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mount Road | Haverhill | CB9 8ED

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£240,000

- TWO BEDROOMS
- VICTORIAN
- TOWN CENTRE
- TWO BATHROOMS
- PERMIT PARKING
- BEAUTIFULLY PRESENTED
- MUST BE VIEWED