

## Summary

NO ONWARD CHAIN. This three bedroom home offers great value for money, with spacious accommodation comprising kitchen/diner, lounge, bathroom & WC. The property has a replacement combi boiler & is located perfectly on the East of Haverhill for schools & amenities.

## Description

### Approximate Room Sizes

ENTRANCE HALL Two storage cupboards, stairs to first floor, door to:

LOUNGE 12' 10" x 11' 1" (3.93m x 3.4m) Double glazed window to front, radiator.

KITCHEN/DINER 12' 9" x 11' 1" (3.9m x 3.4m) Double glazed window to rear, wall mounted replacement boiler. The kitchen offers ample worktop space with a good base of base & eye level cupboards. Inset sink & drainer, space & plumbing for appliances.

WC Window to rear, WC, wash basin, radiator.

LANDING Loft access, storage cupboard.

BEDROOM ONE 11' 3" x 10' 0" (3.45m x 3.07m) Double glazed window to front, radiator, wood floor.

BEDROOM TWO 11' 1" x 9' 10" (3.4m x 3.0m) Double glazed window to rear, cupboard, radiator.

BEDROOM THREE 9' 10" x 8' 6" (3.0m x 2.6m) Double glazed window, storage cupboard, radiator.

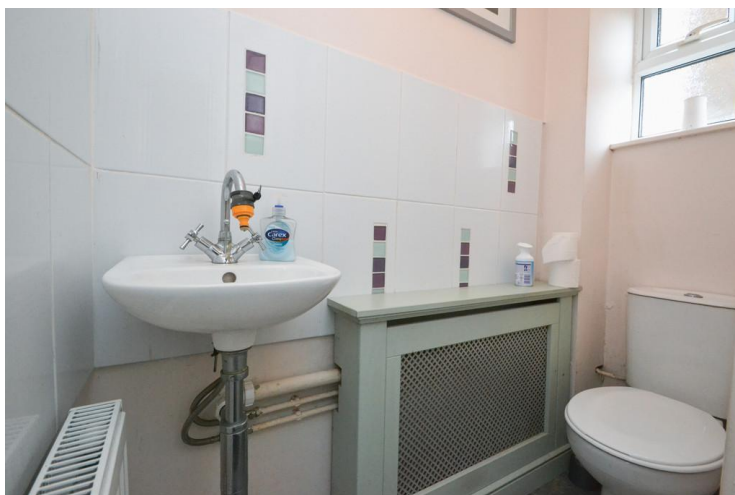
BATHROOM Double glazed window to rear, suite comprising bath with shower over, WC, wash basin, radiator.

OUTSIDE The front of the property has a small lawned garden with pathway to front door. The rear garden is enclosed by fencing, with brick build shed.

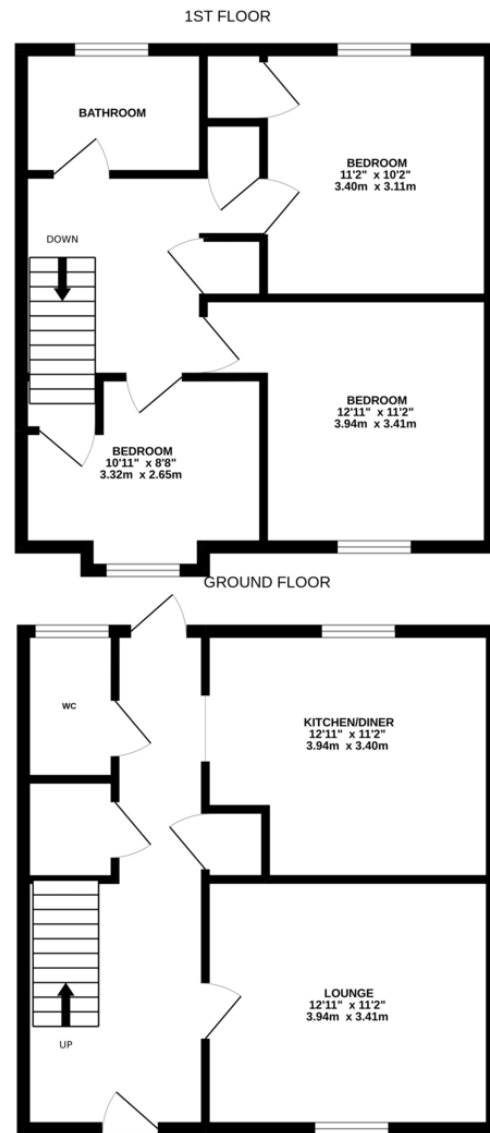
## Additional Information

Local Authority – West Suffolk Council  
Council Tax Band – B  
Tenure – Freehold  
Services – All mains services  
Post Code – CB9 9LP

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01440 768919







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 ©2022



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.

EPC to follow



### Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: haverhill@bychoice.co.uk

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

Chalkstone Way | Haverhill | CB9 9LP

**NO ONWARD CHAIN.** This three bedroom home offers great value for money, with spacious accommodation comprising kitchen/diner, lounge, bathroom & WC. The property has a replacement combi boiler & is located perfectly on the East of Haverhill for schools & amenities.

£215,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLOSE TO SCHOOLS
- REPLACEMENT BOILER
- SCOPE FOR IMPROVEMENT
- GARDENS
- KITCHEN/DINER