

## Summary

This three bedroom home is set in a lovely spot. Located on the Cambridge side of Haverhill, this is great for commuters. The house packs a lot in including ensuite to master, bathroom, WC, kitchen/diner & allocated parking. It also has a new boiler installed in 2021.

## Description

### Approximate Room Sizes

ENTRANCE HALL Stairs to first floor, storage cupboard, radiator, door to:

WC Suite comprising WC, wash basin, radiator, tiled splash backs, window to side.

KITCHEN/DINER 16' 4" x 8' 7" (4.98m x 2.64m)  
Double glazed window to front aspect. A generous range of base & eye level units with worktops over, inset sink & drainer, space & plumbing for appliances, radiator. Wall mounted boiler (installed 2021)

LOUNGE 14' 11" x 11' 8" (4.55m x 3.56m) Double glazed patio door & window to rear aspect, two radiators.

LANDING Airing cupboard, loft access, window to side aspect, door to:

BEDROOM ONE 13' 6" x 8' 11" (4.14m x 2.74m)  
Double glazed window to rear, radiator.

ENSUITE Suite comprising shower cubicle, WC, wash basin, radiator.

BEDROOM TWO 10' 0" x 8' 0" (3.07m x 2.44m)  
Double glazed window to front, radiator.

BEDROOM THREE 10' 5" x 6' 0" (3.2m x 1.83m)  
Double glazed window to rear aspect, radiator.

BATHROOM Double glazed window to front. Suite comprising panel bath, WC, wash basin, radiator.

OUTSIDE The property is set in a lovely position fronting onto a green, set back from the road. The rear garden offers is enclosed by fencing.

PARKING The property benefits from allocated parking.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains Services

Post Code – CB9 7SR

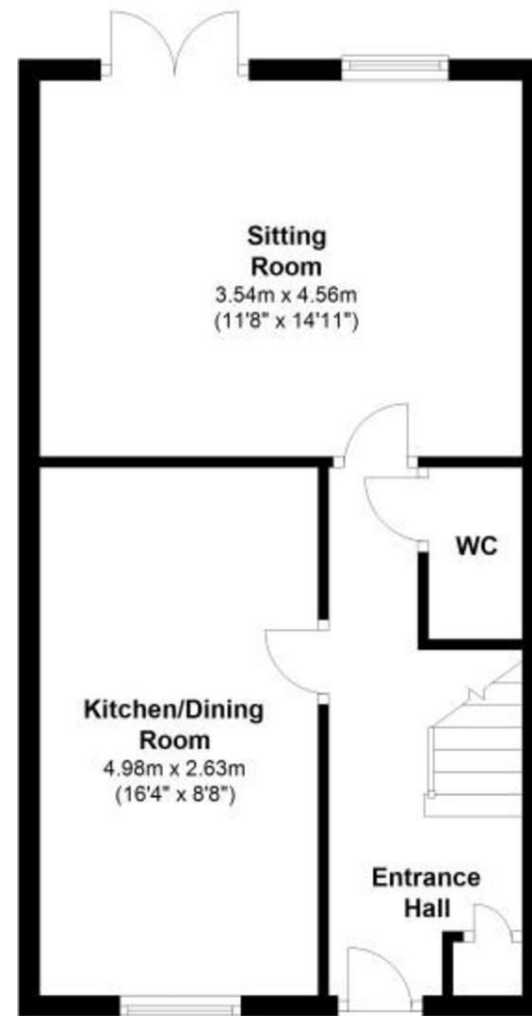
Viewings by appointment

Bychoice Estate Agents

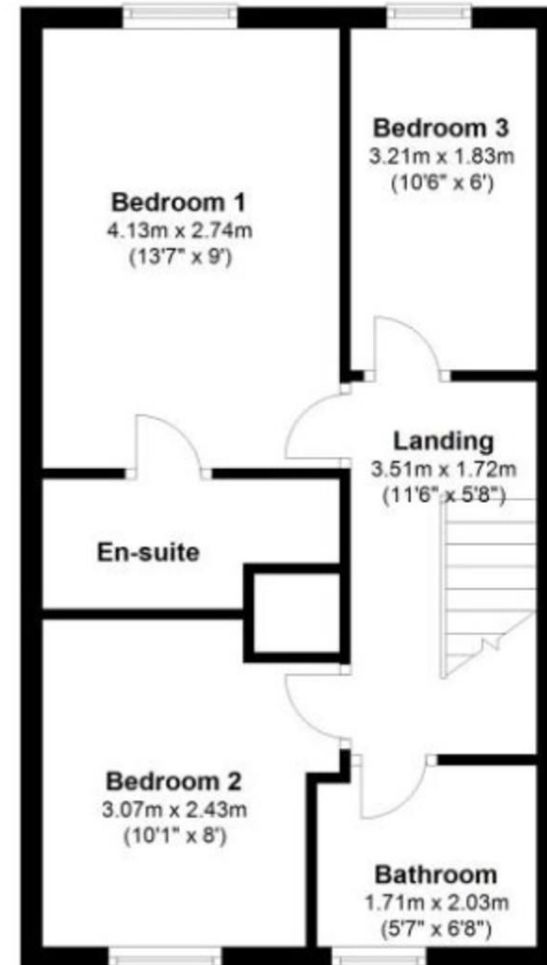
Tel: 01440 768919



## Ground Floor



## First Floor



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

**GKM**  
Financial Services



### 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

Atterton Road | Haverhill | CB9 7SR

This three bedroom home is set in a lovely spot. Located on the Cambridge side of Haverhill, this is great for commuters. The house packs a lot in including ensuite to master, bathroom, WC, kitchen/diner & allocated parking. It also has a new boiler installed in 2021.

£255,000

- THREE BEDROOMS
- TWO BATHROOMS
- WC
- ALLOCATED PARKING
- KITCHEN/DINER
- SOME COSMETIC IMPROVEMENT REQUIRED
- FANTASTIC POTENTIAL