

Summary

NO ONWARD CHAIN. This spacious home is located on the edge of the Chalkstone Estate, in a fantastic location close to primary & secondary schools. Fronting onto a green & very close to communal parking, the property offers refitted kitchen & bathroom & combi boiler.

Description

Approximate Room Sizes

ENTRANCE HALL Radiator, under stair cupboard, stairs to first floor, door to:

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

LOUNGE 11' 1" x 13' 9" (3.4m x 4.2m) Window to front, radiator, door to dining room.

KITCHEN 8' 10" x 7' 6" (2.7m x 2.3m) Window to rear. Range of base & eye level units with worktops over, inset sink & drainer, integrated single oven with four ring hob over & extractor hood above. Space & plumbing for washing machine. Door to:

DINING ROOM 11' 1" x 8' 2" (3.4m x 2.5m) Window & door to rear, radiator.

LANDING Loft access, door to:

BEDROOM 11' 5" x 11' 1" (3.5m x 3.4m) Window to front, radiator.

BEDROOM 11' 1" x 10' 5" (3.4m x 3.2m) Window to rear, radiator, built in cupboard housing combi boiler.

BEDROOM 8' 11" x 7' 6" (2.74m x 2.3m) Window to rear, radiator.

BATHROOM Window to front. Suite comprising panel bath with shower over & shower screen, WC, wash basin, radiator.

OUTSIDE The property fronts onto a green. The rear garden is enclosed by fencing, mainly laid to lawn with gated rear access & brick built shed. Communal off road parking is available immediately to the rear of the garden.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

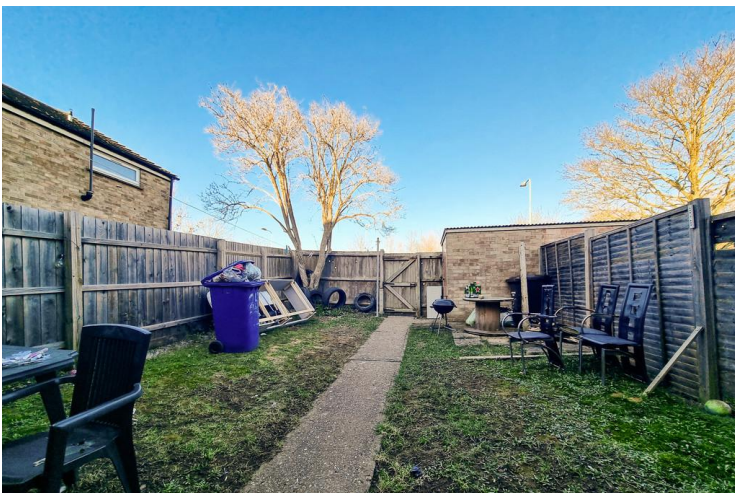
Services – All mains services

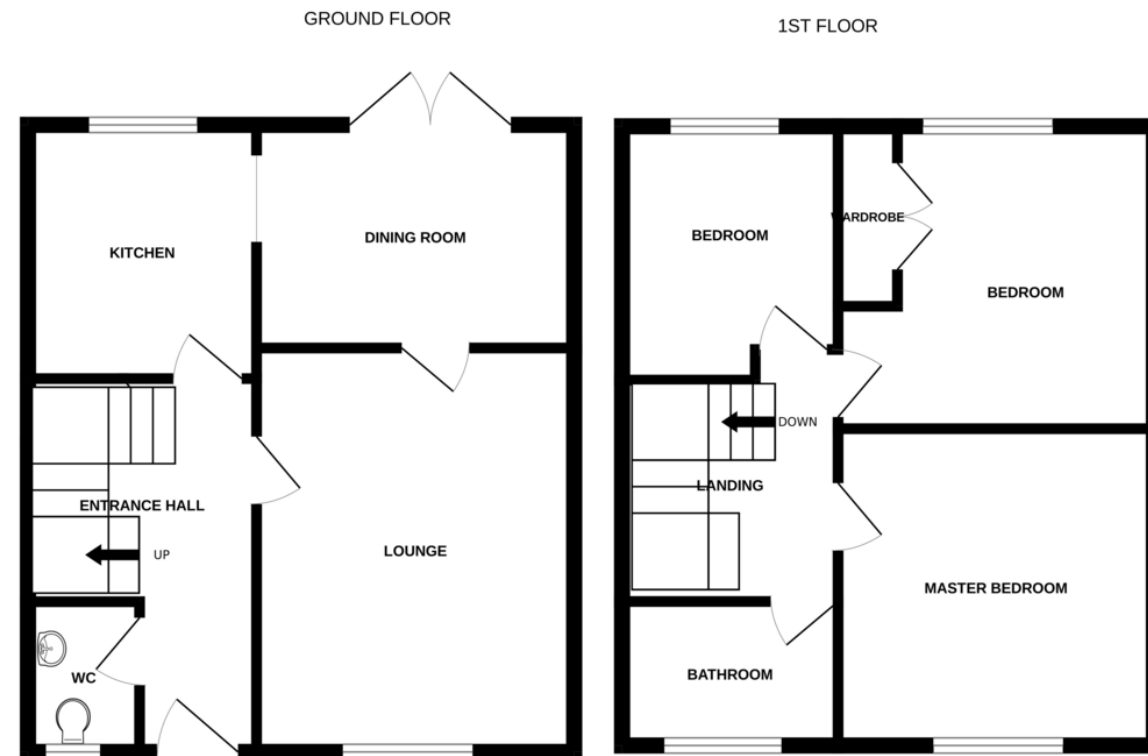
Post Code – CB9 0AW

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.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

GKM
Financial Services

ARLA NAEA RICS

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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 are 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
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
70	86
England & Wales	
EU Directive 2002/91/EC	

Glemsford Place | Haverhill | CB9 0AW

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£230,000

- NO ONWARD CHAIN
- OPTION TO BUY WITH TENANTS IN SITU
- TENANTS CURRENTLY PAYING £975pcm
- REPLACEMENT KITCHEN, BATHROOM & BOILER
- PRIVATE REAR GARDEN & FRONTS ONTO GREEN
- CLOSE TO WESTFIELD PRIMARY & SAMUEL WARD ACADEMY
- EDGE OF CHALKSTONE DEVELOPMENT