

## Summary

NO ONWARD CHAIN. This rarely available bungalow sits on an extremely generous plot with wrap around gardens in a popular location. Within walking distance of the town centre & nearby amenities, the property further offers garage & driveway as well as two bedrooms, shower room, kitchen & lounge.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Loft access (3/4s boarded), radiator, storage/display unit.

**KITCHEN** 9' 6" x 7' 6" (2.9m x 2.3m) Double glazed window, a range of base & eye level units with worktops over, inset sink & drainer, space & plumbing for appliances.

**LOUNGE** 14' 5" x 11' 9" (4.4m x 3.6m) Double glazed window, radiator.

**SHOWER ROOM** 5' 10" x 4' 11" (1.8m x 1.5m) Double glazed window, heated towel rail, shower cubicle, WC, wash basin.

**BEDROOM ONE** 12' 5" x 11' 9" (3.8m x 3.6m) Double glazed window, radiator.

**BEDROOM TWO** 9' 6" x 6' 6" (2.9m x 2.0m) Double glazed window, radiator.

**OUTSIDE** The property sits on an extremely generous corner plot with wrap around gardens, separated into lawned areas, a vegetable garden, & further area including timber workshop, shed, . To the rear of the property is a driveway for two cars, which leads to a single garage with up & over door.

**AGENTS NOTE** The seller has advised us that the boiler was replaced in 2021.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains water, gas and electric

Post Code – CB9 0DN

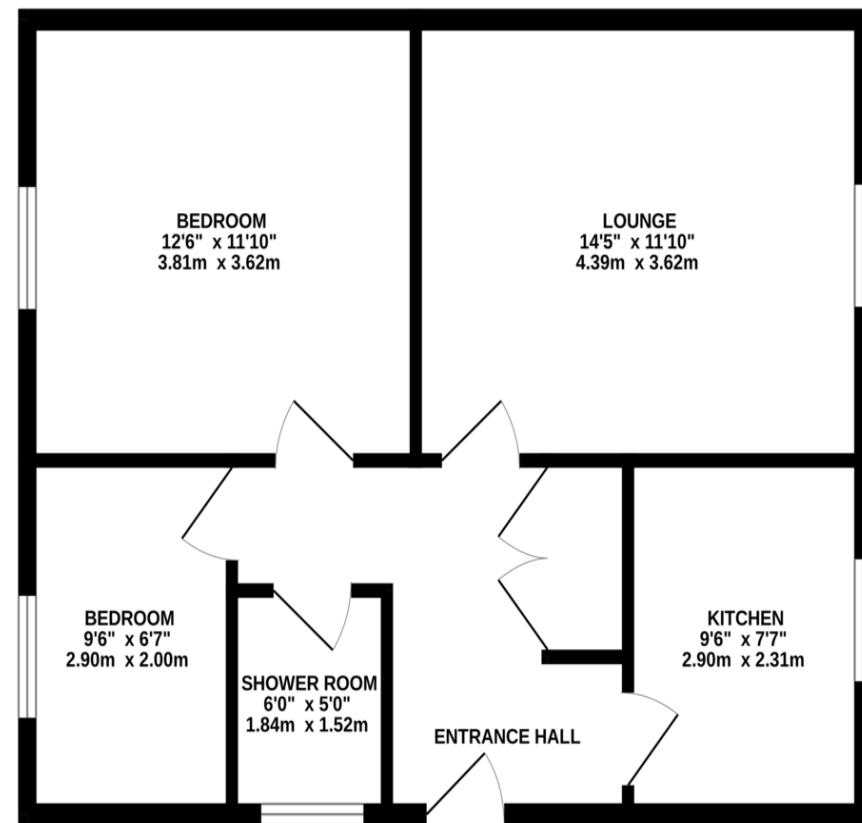
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919



GROUND FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.

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**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

## Trinity Link | Haverhill | CB9 0DN

Offers in excess of £240,000

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- NO ONWARD CHAIN
- GENEROUS PLOT
- WRAP AROUND GARDENS
- GARAGE & DRIVEWAY
- GAS BOILER REPLACED 2021
- POPULAR LOCATION
- RARELY AVAILABLE