

## Summary

A well presented two bedroom house in a popular location, a short distance from the town centre. Close to a range of amenities, this home is ideal for low maintenance living with a courtyard garden, kitchen, bathroom & driveway. Perfect for a range of buyers including a first home or investment.

## Description

### Approximate Room Sizes

**ENTRANCE PORCH** Double glazed door to:

**ENTRANCE HALL** Built in cupboard, electric radiator.

**CLOAKROOM WC**, wash basin.

**KITCHEN** 8' 0" x 6' 11" (2.44m x 2.13m)  
Double glazed window to rear. A range of base & eye level units with worktops over, inset sink & drainer, integrated oven & hob with extractor hood over, space & plumbing for washing machine & fridge/freezer.

**LOUNGE/DINER** 15' 8" x 12' 9" (4.8m x 3.89m)  
Double glazed box window & further double glazed window to front. French doors to courtyard garden. Two electric radiators, stairs to first floor. Under stair recess which can work well as a small office space.

**LANDING** Airing cupboard, loft access, double glazed window.

**BEDROOM ONE** 12' 9" x 8' 0" (3.89m x 2.46m)  
Double glazed window to front, electric radiator.

**BEDROOM TWO** 12' 9" x 8' 0" (3.89m x 2.44m)  
Double glazed window to front aspect, electric radiator.

**SHOWERROOM** Double glazed window to front. Comprising walk in shower, WC, wash basin, heated towel rail.

**OUTSIDE** To the front of the property is a garden bordered by hedging, with driveway for one car. Pathway to front door. The courtyard garden makes an excellent space for additional storage, being paved.

### Additional Information

**Local Authority – West Suffolk Council**

**Council Tax Band – B**

**Tenure – Freehold**

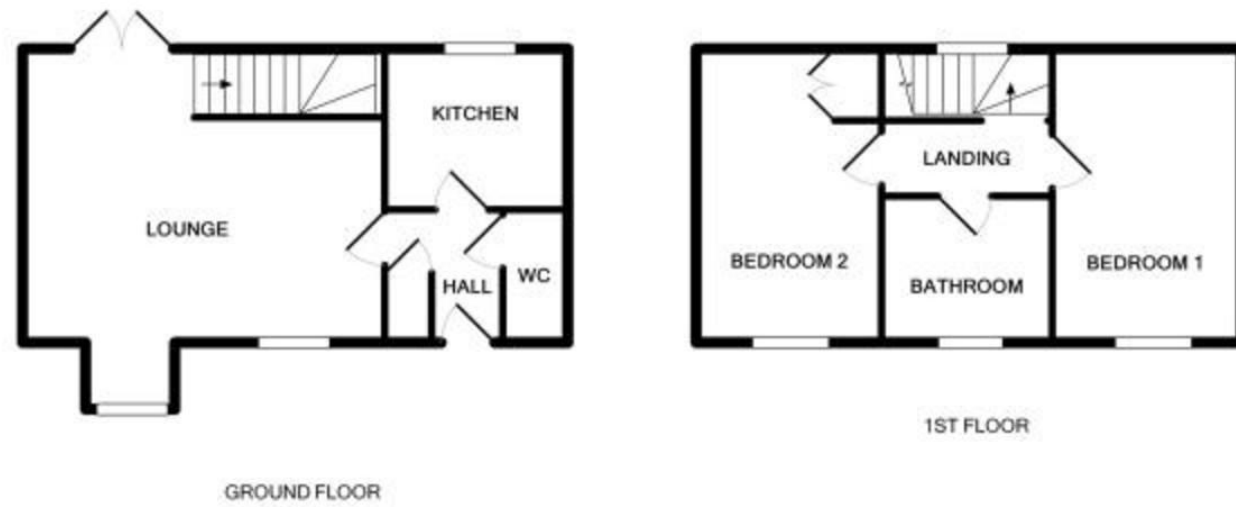
**Services – Mains water & drainage, electric heating.**

**Post Code – CB9 0EZ**

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01440 768919







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.

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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

### Pavilion Court | Haverhill | CB9 0EZ

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£225,000

- TWO BEDROOM HOUSE
- DRIVEWAY
- COURTYARD GARDEN
- WELL PLACED FOR AMENITIES
- CLOSE TO TOWN CENTRE
- LOW MAINTENANCE
- WELL PRESENTED THROUGHOUT