

## Summary

NO ONWARD CHAIN for this extremely well presented three bedroom home in a convenient location close to the town centre. The property benefits from a stylish kitchen & bathroom, rear garden & on road parking. The property much be viewed to be appreciated.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Radiator, stairs to first floor, door to:

**LOUNGE** 13' 7" x 12' 8" (4.15m x 3.87m)  
Double glazed window to front, radiator, under stair cupboard, door to:

**KITCHEN/DINER** 15' 10" x 9' 2" (4.85m x 2.8m) Double glazed window to rear & patio door to rear. A generous range of base & eye level units with worktops over, inset sink & drainer, space & plumbing for appliances. Wall mounted gas boiler, radiator.

**LANDING** Door to:

**BEDROOM ONE** 12' 3" x 9' 2" (3.75m x 2.8m)  
Double glazed window to front, radiator.

**BEDROOM TWO** 8' 10" x 8' 2" (2.7m x 2.5m)  
Double glazed window to rear aspect, sliding wardrobes.

**BEDROOM THREE** 9' 2" x 6' 6" (2.8m x 2.0m)  
Double glazed window to front, cupboard, radiator.

**BATHROOM** Beautiful bathroom suite comprising bath with shower over, WC, wash basin, heated towel rail.

**OUTSIDE** The rear garden is enclosed by fencing with gated access to the side. On road parking is available.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains water, gas and electric

Post Code – CB9 8QA

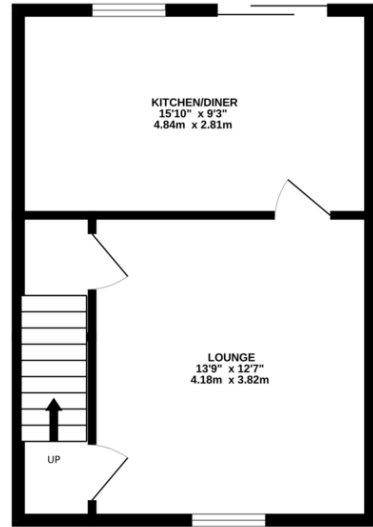
Viewings by appointment

Bychoice Estate Agents

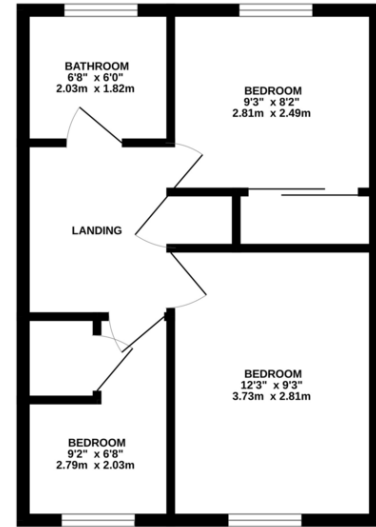
Tel: 01440 768919



GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



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.



**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

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	
56	93

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

## Bumpstead Road | Haverhill | CB9 8QA Offers in excess of £265,000

NO ONWARD CHAIN for this extremely well presented three bedroom home in a convenient location close to the town centre. The property benefits from a stylish kitchen & bathroom, rear garden & on road parking. The property much be viewed to be appreciated.

- NO ONWARD CHAIN
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- CONVENIENT LOCATION
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST BUY OR INVESTMENT