

## Summary

NO ONWARD CHAIN. This spacious FOUR BEDROOM link detached home offers a great opportunity to make it your own. With masses of potential, the property offers bathroom & WC, plenty of living space, garage & driveway. In a great location for schools & amenities, this is a great buy.

## Description

### Approximate Room Sizes

ENTRANCE HALL Radiator, stairs to first floor, under stair cupboard.

WC Window, WC, wash basin, radiator.

LOUNGE 18' 0" x 11' 5" (5.5m x 3.5m) Double glazed window, radiator.

KITCHEN/DINER 18' 0" x 11' 0" (5.5m x 3.37m) Window to rear & door to conservatory. Range of base & eye level units with worktops over, inset sink & drainer.

CONSERVATORY 18' 0" x 6' 6" (5.5m x 2.0m) Door to garden, door to garage.

first floor

LANDING Loft access, airing cupboard.

BEDROOM 11' 1" x 9' 10" (3.4m x 3.0m) Window, radiator.

BEDROOM 11' 1" x 7' 10" (3.4m x 2.4m) Window, radiator.

BEDROOM 9' 10" x 9' 2" (3.0m x 2.8m) Window, radiator.

BEDROOM 9' 2" x 7' 10" (2.8m x 2.4m) Window, radiator.

BATHROOM Window. Suite comprising panel bath, WC, wash basin.

OUTSIDE The property is located at the end of a cul-de-sac, with driveway leading to garage. The remainder of the front garden is laid to lawn, bordered by hedging. The rear garden is enclosed by fencing, with paved patio area, raised fish pond, remainder mainly laid to lawn.

GARAGE 17' 0" x 8' 2" (5.2m x 2.5m) Up & over door, light & power, door to:

WORKSHOP 8' 10" x 6' 6" (2.7m x 2.0m)

## Additional Information

Local Authority – West Suffolk

Council Tax Band – D

Tenure – Freehold

Services – All mains services

Post Code – CB9 0DH

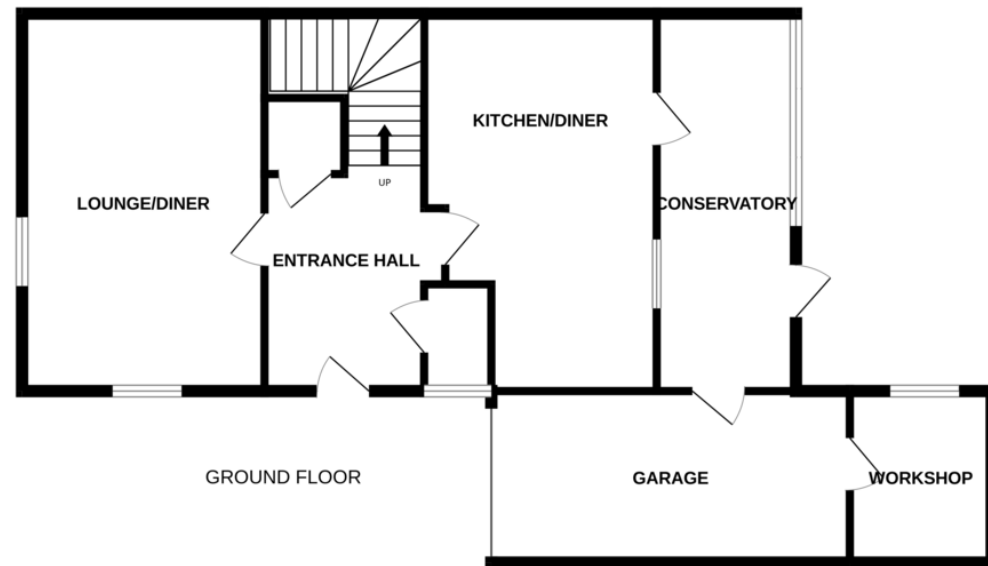
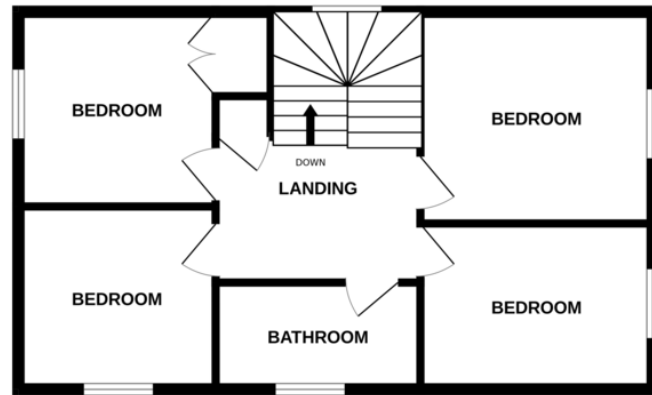
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919



1ST FLOOR



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.

EPC to follow



### 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



Abbotts Road | Haverhill | CB9 0DH

£325,000

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- NO ONWARD CHAIN
- FOUR BEDROOM LINK-DETACHED HOME
- GARAGE & PLENTY OF PARKING
- REQUIRES UPDATING
- BATHROOM & WC
- FRONT & REAR GARDENS
- CLOSE TO SCHOOLS & AMENITIES