

Summary

A well presented & spacious two bedroom Cottage in an edge of town location offering excellent access to Cambridge & the town centre. With first floor bathroom & ground floor cloakroom, ample gardens with plenty of living space. This is an ideal first home & must be viewed.

Description

Approximate Room Sizes

PORCH With stable door. park glazed upvc door to:

LOUNGE/DINER 21' 10" x 11' 11" (6.68m x 3.65m)
A lovely & spacious lounge/diner with an open plan feel. Windows to front & rear, two radiators. Log burner, stairs to first floor, opening to:

KITCHEN 12' 9" x 6' 9" (3.91m x 2.08m) Two windows to side aspect. An excellent range of base & eye level units with worktops over, inset sink & drainer. Range cooker with six ring hob & extractor hood above. Oil fired boiler. Space & plumbing for washing machine & dishwasher.

REAR HALL Window, door to garden, door to:

CLOAKROOM WC, wash basin.

LANDING Loft access, door to:

BEDROOM ONE 11' 11" x 11' 5" (3.65m x 3.5m)
Window to front, radiator.

BEDROOM TWO 9' 8" x 9' 4" (2.97m x 2.87m)
Window to side aspect, radiator, door to:

BATHROOM Window to side. Suite comprising panel bath with shower attachment over, wash basin, WC, radiator, airing cupboard.

OUTSIDE To the front of the property is a small walled garden with gated access. The rear garden is enclosed by fencing, mainly laid to lawn, timber build shed, paved patio area, oil tank.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

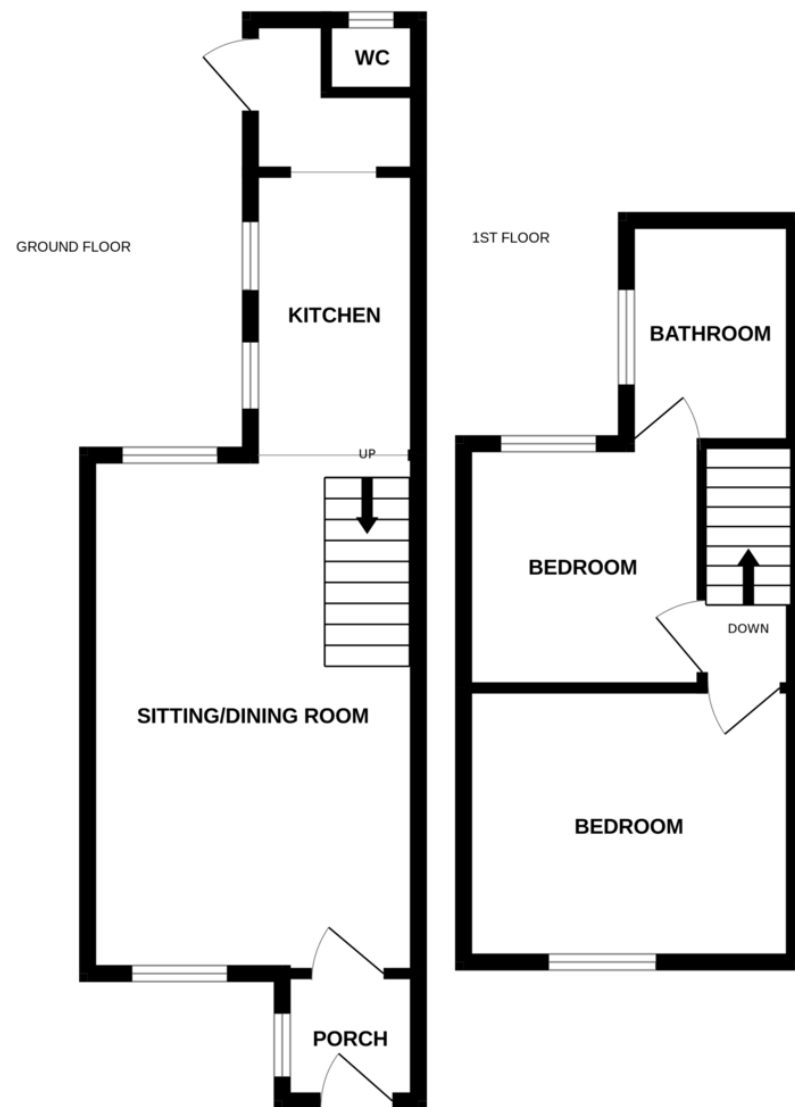
Tenure – Freehold

Services – Oil heating, mains drainage.

Post Code – CB9 7RS

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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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
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 Tel: 01440 768919
 Email: haverhill@bychoice.co.uk

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92+) A | 88 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 53 | |
| England & Wales | |
| EU Directive 2002/91/EC | |
| www.epc4u.com | |

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

Approach Cottages | Queen Street | CB9 7RS

£234,995

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- TWO BEDROOM COTTAGE
- FIRST FLOOR BATHROOM
- EASY ACCESS TO TOWN CENTRE & CAMBRIDGE
- GREAT FIRST TIME BUY
- EDGE OF TOWN LOCATION
- AMPLE GARDENS
- ON STREET PARKING