

## Summary

NO CHAIN for this two bedroom, two bathroom Victorian home located in the heart of the town centre, within walking distance of all local amenities. The property also benefits from a garage to the rear. The property requires updating, however offers fantastic potential to improve & extend (stp).

## Description

### Approximate Room Sizes

**LOUNGE** 12' 1" x 11' 9" (3.7m x 3.6m)  
Door to front, bay window to front, radiator, fireplace, door to:

**INNER HALL** Stairs to first floor, door to:

**DINING ROOM** 12' 1" x 9' 10" (3.7m x 3.0m) Window to rear, under stair cupboard, fireplace, radiator, door to:

**KITCHEN** 7' 6" x 7' 6" (2.3m x 2.3m) Door to side, window to side, kitchen units with worktops over, inset sink & drainer, space & plumbing for appliances, door to:

**GROUND FLOOR BATHROOM** Suite comprising bath, window to rear, radiator, door to:

**WC** Comprising WC & window.

### First floor

**LANDING** Loft access, door to:

**BEDROOM ONE** 12' 1" x 11' 9" (3.7m x 3.6m) Window to front, cupboard, radiator.

**BEDROOM TWO** 12' 1" x 9' 10" (3.7m x 3.0m) Window to rear, radiator. Door to:

**BATHROOM** Window to rear, shower cubicle, storage cupboard, airing cupboard.

**OUTSIDE** The property is set slightly back from the road behind a low walled garden with gated access. The garden wraps around the front, side & rear of the property, with potential to extend to the side (subject to planning), & further gated access to the side. To the rear of the property is a detached garage.

### Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains gas, water & electric

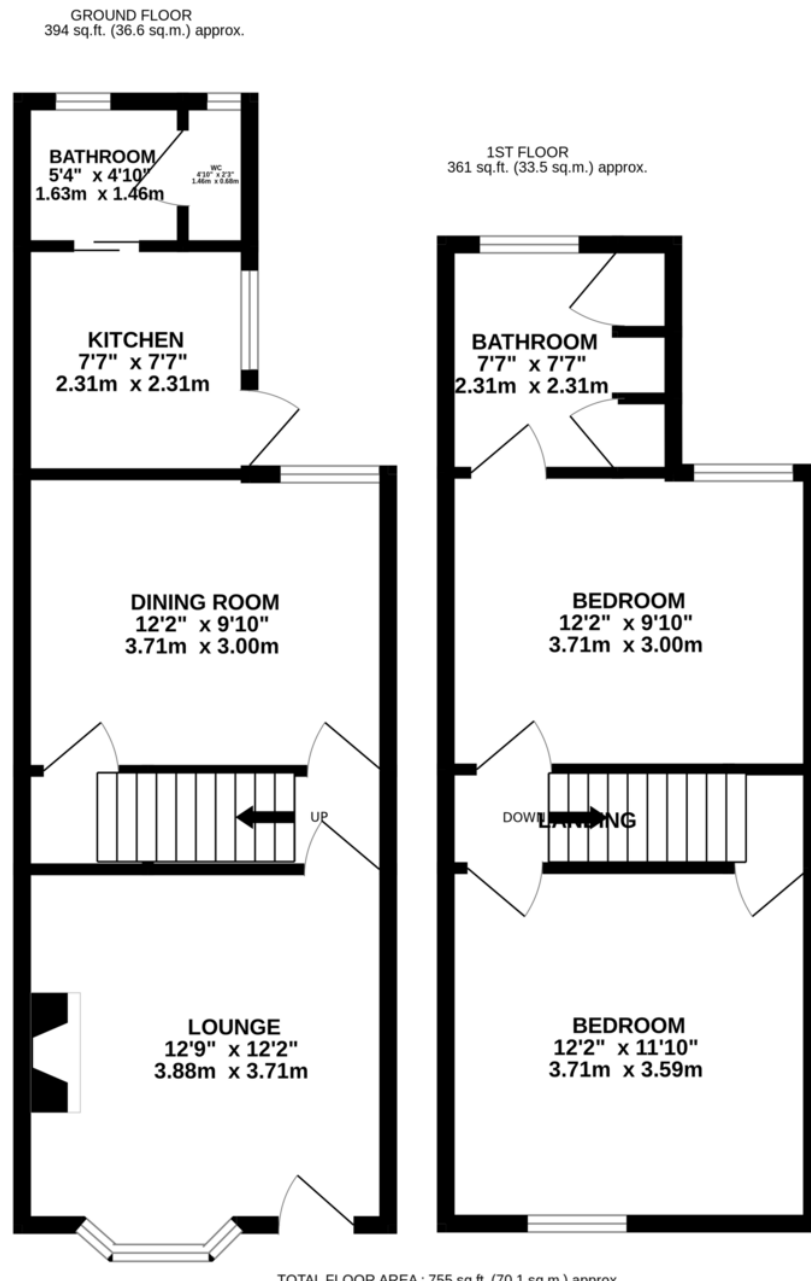
Post Code – CB9 0ER

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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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

Lord's Croft Lane | Haverhill | CB9 0ER

£205,000

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- NO ONWARD CHAIN
- TWO BEDROOMS
- TWO BATHROOMS
- LOCATED IN HEART OF TOWN CENTRE
- CLOSE TO ALL AMENITIES
- PROPERTY REQUIRES UPDATING
- GARAGE TO REAR