

Summary

NO ONWARD CHAIN for this spacious three bedroom home in a quiet location on the Cambridge side of Haverhill. Offering ensuite, bathroom & WC. The converted garage creates extra living space & a versatile home, with off road parking & private rear garden. Vacant possession & ready to move in!

Description

Approximate Room Sizes

ENTRANCE HALL Stairs to first floor, storage cupboard, radiator.

KITCHEN/DINER 16' 4" x 8' 6" (5.0m x 2.6m)
Window to front & side. A range of base & eye level units with worktops over, inset sink & drainer. Space & plumbing for cooker, dishwasher & fridge/freezer, wall mounted boiler, radiator.

WC Suite comprising WC, wash basin, radiator.

LOUNGE 14' 11" x 11' 8" (4.55m x 3.56m)
Window to rear, patio door to garden, radiator, door to:

FAMILY ROOM Window to front, door to front, window to rear, door to garden. This converted garage is a versatile room which currently has a small range of fitted kitchen units with sink & drainer, potentially making the space ideal for a home salon/studio.

First Floor

LANDING Loft access, storage cupboard, door to:

BEDROOM ONE 13' 6" x 8' 11" (4.14m x 2.74m)
Window to rear, radiator.

ENSUITE Window to side. Suite comprising shower cubicle, WC, wash basin, radiator.

BEDROOM TWO 10' 0" x 8' 0" (3.07m x 2.44m)
Window to front, radiator.

BEDROOM THREE 10' 5" x 6' 0" (3.2m x 1.83m)
Window to rear, radiator.

BATHROOM Suite comprising bath, WC, wash basin, radiator, window to front.

OUTSIDE To the front of the property is a paved area as well as a driveway providing ample off road parking. Additional unallocated parking is available opposite the property. The rear garden is enclosed by fencing, with paved patio, remainder mainly laid to lawn with an additional patio area at the end of the garden.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All Mains Services

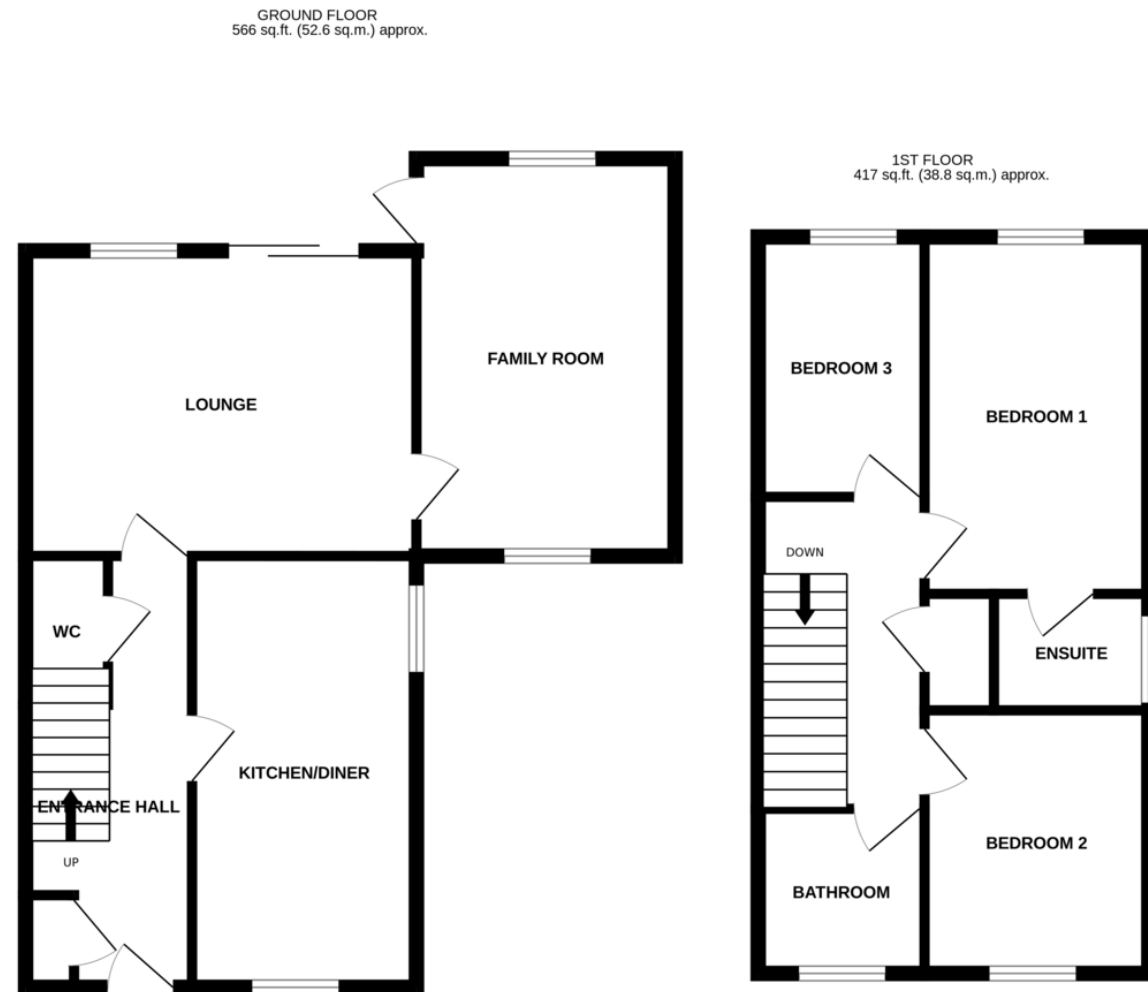
Post Code – CB9 9DR

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

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

Strawberry Fields | Haverhill | CB9 9DR

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Offers In Excess Of £260,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- ENSUITE, BATHROOM & WC
- CONVERTED GARAGE
- CAMBRIDGE SIDE OF HAVERHILL
- PRIVATE REAR GARDEN
- OFF ROAD PARKING