

Summary

NO ONWARD CHAIN. This spacious & versatile home is tucked away on the Cambridge side of town & has so much to offer. With three bedrooms, off road parking, solar panels, air conditioning, two bathrooms & ample living space including lounge, kitchen/diner, conservatory, utility room & office.

Description

Approximate Room Sizes

ENTRANCE HALL Stairs to first floor, radiator, door to:

WC Window to front, WC, wash basin.

LOUNGE 15' 5" x 13' 0" (4.71m x 3.97m)
Windows to front & side, fitted under stair storage, radiator, archway to:

KITCHEN/DINER 16' 1" x 11' 5" (4.91m x 3.5m)
Window to rear. A replacement modern kitchen with a good range of base & eye level units with worktops over, inset sink & drainer & breakfast bar. Integrated double oven & microwave, gas hob with extractor hood over, space for washing machine. Door to:

CONSERVATORY 13' 2" x 11' 7" (4.02m x 3.55m)
Of upvc & glazed construction, French door to garden, opening to:

UTILITY ROOM 8' 2" x 7' 10" (2.5m x 2.4m)
Window to rear, door to:

OFFICE/STUDY 9' 2" x 8' 2" (2.8m x 2.5m) Window to front, loft access.

FIRST FLOOR

LANDING Airing cupboard, door to:

BEDROOM ONE 10' 5" x 9' 6" (3.2m x 2.92m)
Window to rear, radiator, door to:

ENSUITE Shower cubicle, WC, wash basin, radiator.

BEDROOM TWO 11' 8" x 8' 7" (3.57m x 2.63m)
Window to front, radiator.

BEDROOM THREE 10' 6" x 7' 0" (3.22m x 2.15m)
Window to front, radiator.

OUTSIDE The front garden is low maintenance with driveway providing off road parking & gated access to garden. The rear garden is enclosed by fencing. From the conservatory is a generous patio area with metal shed to remain. Steps lead up to the remainder of the garden which is mainly laid to lawn with raised sleeper beds & an additional raised patio area.

SOLAR PANELS The property benefits from solar panels which are subject to a separate lease.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – All mains services, solar panels.

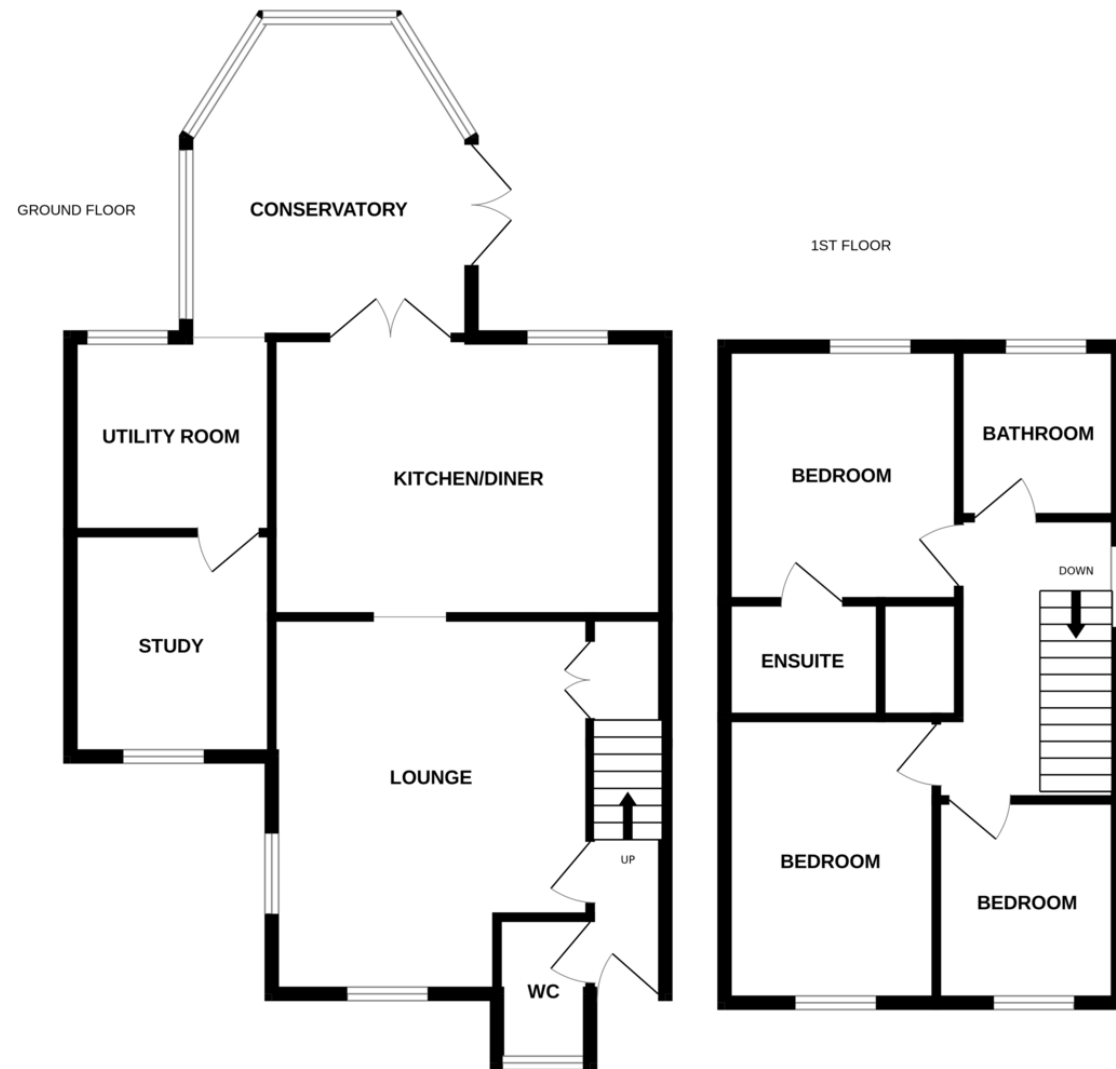
Post Code – CB9 9QQ

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.
Made with Metropix ©2023



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Grenadier Road | Haverhill | CB9 9QQ

£330,000

NO ONWARD CHAIN. This spacious & versatile home is tucked away on the Cambridge side of town & has so much to offer. With three bedrooms, off road parking, solar panels, air conditioning, two bathrooms & ample living space including lounge, kitchen/diner, conservatory, utility room & office.

- NO CHAIN
- THREE BEDROOM DETACHED HOUSE
- CAMBRIDGE SIDE OF TOWN
- GARAGE CONVERTED INTO UTILITY ROOM & OFFICE
- ENSUITE, BATHROOM & WC
- MODERN KITCHEN/DINER
- CONSERVATORY