

Summary

NO CHAIN! This beautiful semi-detached bungalow is in a popular area, within walking distance of several amenities & bus stop with direct access to Cambridge. Well presented throughout, with two bedrooms, kitchen, shower room, private garden as well as garage & additional parking.

Description

Approximate Room Sizes

ENTRANCE HALL Airing cupboard & additional cupboard housing gas boiler.

LOUNGE 15' 11" x 10' 10" (4.87m x 3.32m)

Patio doors to rear garden, radiator, feature fireplace, door to:

KITCHEN/BREAKFAST ROOM 9' 8" x 9' 0" (2.97m x 2.76m) Double glazed window to rear & door to garden. A good range of base & eye level units with worktops over. Inset sink & drainer. Space & plumbing for appliances including tabletop dishwasher, integrated electric oven with four ring gas hob over & extractor hood above, radiator.

BEDROOM ONE 12' 9" x 8' 11" (3.9m x 2.73m)

Double glazed window, radiator, fitted bedroom furniture.

BEDROOM TWO 9' 0" x 9' 0" (2.76m x 2.76m)

Double glazed windows to front & side, radiator, currently used as a dining room.

SHOWER ROOM Double glazed window to front.

Suite comprising shower cubicle, WC, wash basin, radiator.

OUTSIDE To the front of the property is a small lawned garden with pathway to front door. The rear garden is enclosed by fencing with patio area, remainder mainly laid to lawn with a small pond. Timber shed, gated access to the rear.

GARAGE & PARKING The property benefits from a single garage en bloc, with gated access to the rear garden. To the side of the property is an additional allocated space. A lay-by sits near the front of the property providing further casual parking.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains Services

Post Code – CB9 7RE

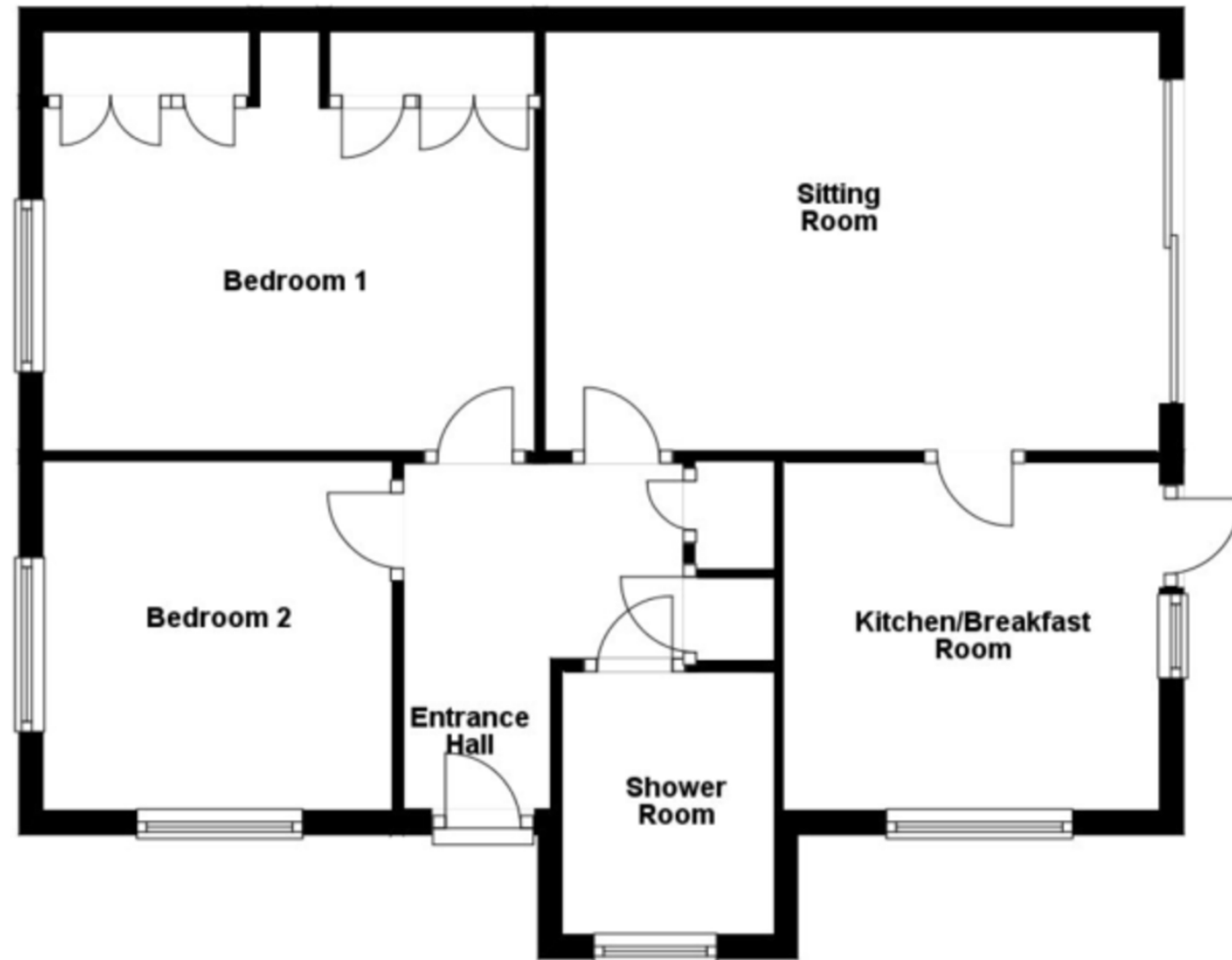
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919



Ground Floor



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

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92+)		
A	87	
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
69		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Hempstead Road | Haverhill | CB9 7RE

£235,000

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- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- BRIGHT & SPACIOUS KITCHEN
- GARAGE & FURTHER ALLOCATED PARKING
- PRIVATE GARDEN
- WALKING DISTANCE TO SUPERMARKET
- CAMBRIDGE SIDE OF TOWN