

## Summary

This fabulous one bedroom property is well presented throughout, & offers a fantastic opportunity for a first time buyer or investor. The open plan aspect appeals to modern living, as well as benefiting from allocated parking. NO ONWARD CHAIN.

## Description

Approximate Room Sizes

### THE PROPERTY

Step into this delightful home and be greeted by a welcoming entrance hall, complete with a convenient storage cupboard. The ground floor reveals a tastefully designed bathroom, featuring a bath and shower over, providing a perfect retreat for relaxation.

Ascend the stairs to discover the heart of the home – an inviting open plan lounge seamlessly connected to a well-appointed fitted kitchen. The kitchen also houses the gas-fired combi boiler, ensuring your comfort and convenience. The clever layout of this home maximises space and

functionality, creating an ideal setting for both entertaining and everyday living.

A door from the open plan lounge leads to a generously sized double bedroom, providing a tranquil escape at the end of the day. The thoughtful design enhances privacy and promotes a cozy atmosphere throughout the residence.

Outside, the property boasts an allocated parking space for your convenience, ensuring that parking is a breeze. Additionally, there is an external storage cupboard, offering a secure space for your seasonal belongings and outdoor essentials.

BATHROOM

LOUNGE/DINER 16' 4" x 11' 1" (4.98m x 3.4m)

KITCHEN 10' 9" x 6' 11" (3.3m x 2.11m)

BEDROOM

### Additional Information

Local Authority – St Edmundsbury Borough Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

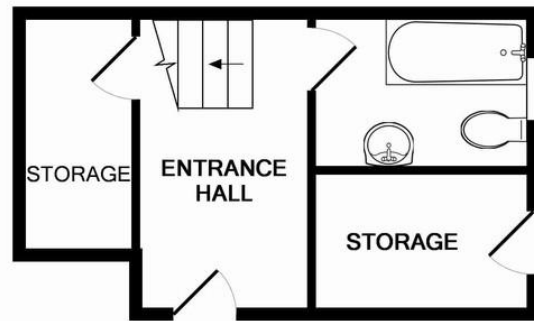
Post Code – CB9 9SN

Viewings by appointment

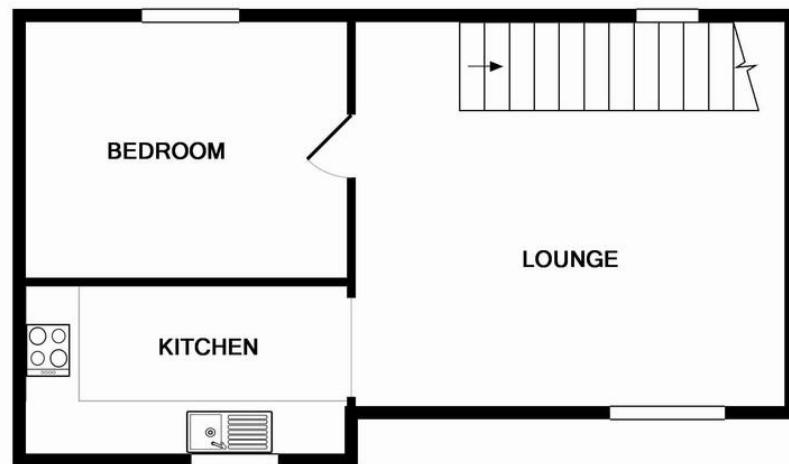
Bychoice Estate Agents

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GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating	
Current	Potential
	93
76	
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(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	
WWW.EPC4U.COM	

### Contact Details

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Masons Close | Haverhill | CB9 9SN

£185,000

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- ONE BEDROOM
- NO ONWARD CHAIN
- BATHROOM
- ALLOCATED PARKING
- CAMBRIDGE SIDE OF TOWN
- OPEN PLAN ASPECT
- IDEAL FIRST HOME OR INVESTMENT