

Summary

A spacious three bedroom home on the edge of this well established estate, offering unrivalled access to local amenities, including school, doctors surgery & bus links to Cambridge. Renovated by the current owners, the property offers two bathrooms, as well as front & rear gardens with summer house.

Description

Approximate Room Sizes

THE PROPERTY Step into a residence that combines comfort and style, where every detail contributes to a warm and inviting atmosphere. The journey begins in the welcoming entrance hall, where a staircase leads to the first floor, setting the stage for the spaciousness that unfolds.

The generous lounge is bathed in natural light, creating a bright and welcoming space that invites both relaxation and entertainment. The journey continues into the modern and stylish kitchen/diner, a hub of culinary creativity. With seamless access to the rear garden, this area effortlessly blends indoor and outdoor living.

Convenience is key, and a door from the kitchen opens to a ground floor bathroom featuring a bath and WC, offering functionality without compromising on style.

Ascending to the first floor, discover three excellent-sized bedrooms. A further shower room adds a touch of modern luxury, providing convenience for the upper level.

Outside, the property boasts communal parking to the front, ensuring stress-free arrivals. The rear garden is a haven of tranquility, complete with a large timber summer house and an additional timber shed, both destined to remain. Whether it's creating an outdoor retreat or storing gardening essentials, these features add practicality and

charm to the property's exterior.

LOCATION Located within this well-established neighbourhood, the location boasts an array of amenities within easy reach. A stone's throw away, residents can access a doctors' surgery, a pharmacy, and a bus stop offering seamless, direct links to the vibrant & historical city of Cambridge. On top of this is the nearby Clements Primary Academy.

Whether you're seeking the convenience of nearby services, such as the school, or you need to commute to Cambridge, this lovely home offers both accessibility & convenience in stylish surroundings.

LOUNGE 15' 8" x 12' 11" (4.8m x 3.94m)

KITCHEN/DINER 12' 7" x 9' 7" (3.86m x 2.94m)

BEDROOM 12' 8" x 10' 0" (3.88m x 3.05m)

BEDROOM 12' 11" x 8' 5" (3.94m x 2.58m)

BEDROOM 9' 11" x 6' 11" (3.04m x 2.12m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

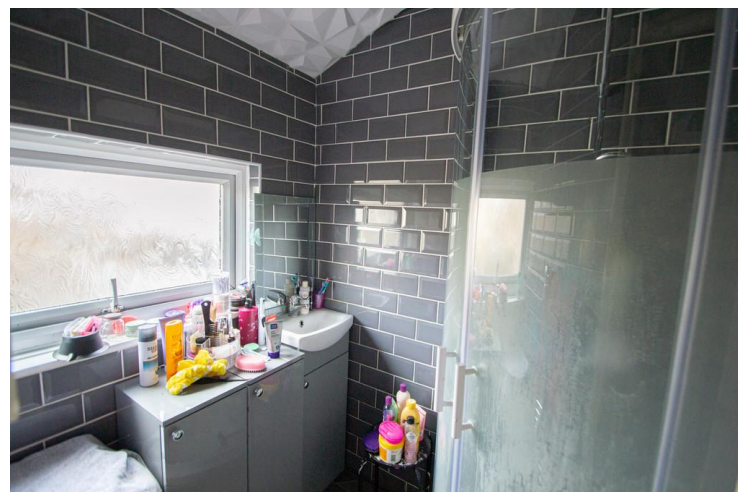
Services – All Mains Services

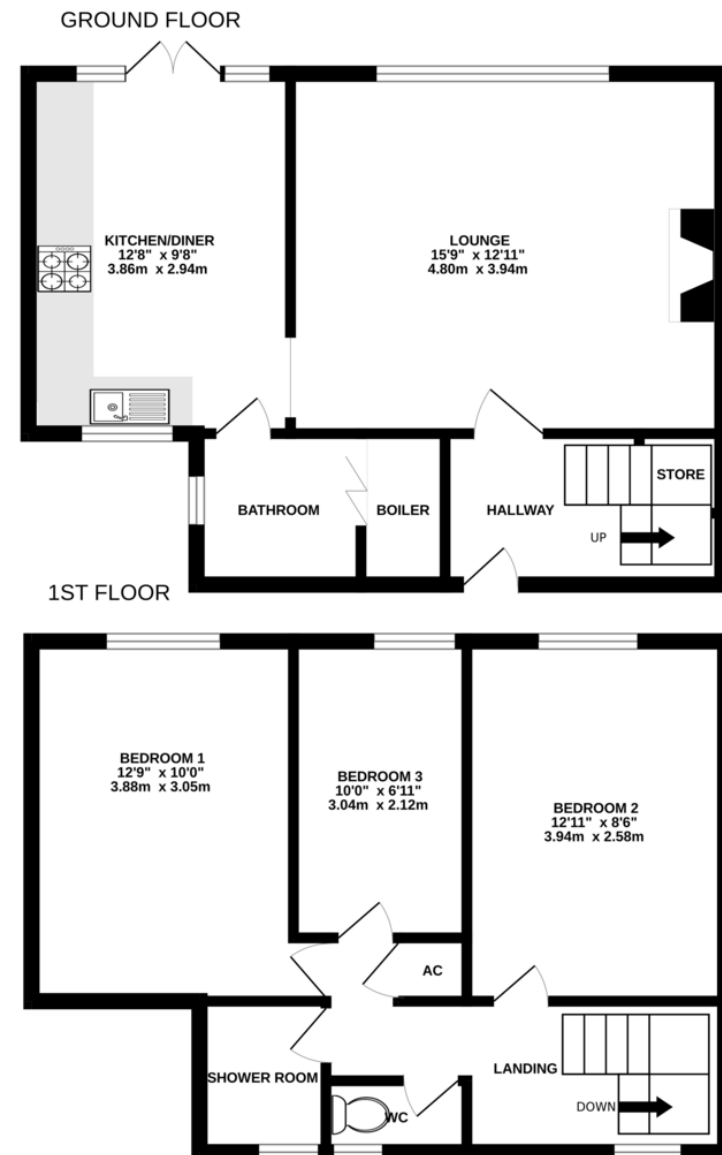
Post Code – CB9 8LH

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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Energy Efficiency Rating	
Current	Potential
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	
70	88
England & Wales	EU Directive 2002/91/EC

Contact Details

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Landseer Court | Haverhill | CB9 8LH

£225,000

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- THREE BEDROOMS
- POPULAR AREA
- EXCELLENT ACCESS TO AMENITIES
- CLOSE TO SCHOOL & DOCTORS SURGERY
- EASY BUS ACCESS TO CAMBRIDGE
- FRONT & REAR GARDENS
- RENOVATED BY CURRENT OWNERS