

## Summary

NO ONWARD CHAIN for this three bedroom link-detached home set back from the road on the sought after Arrendene development. The property is in need of significant updating & improvements but offers huge scope & potential to create a lovely family home. With bathroom, WC, conservatory & double garage

## Description

THE PROPERTY Introducing this charming three-bedroom link-detached home, perfectly positioned within the highly coveted Arrendene development. Set back from the road, this property enjoys a prime location offering both tranquility and convenience. Situated within walking distance of the nearest primary school and boasting easy access to the town centre, it presents an ideal opportunity for families seeking a desirable spot.

Although in need of significant updating, this property holds immense potential for those looking to personalise and enhance their living space. The ground floor features a generously proportioned lounge/diner, providing ample room for relaxation and entertaining. A well-equipped kitchen awaits renovation, while the entrance hall and cloakroom add practicality to the layout. Completing the ground floor is a delightful conservatory, providing additional living space.

Ascending to the first floor, you'll discover three well-appointed bedrooms offering comfortable accommodation for the whole family. A family bathroom completes this level, awaiting transformation into a modern oasis of relaxation.

Externally, the property boasts a double-length garage, providing ample storage space or potential for conversion, subject to necessary permissions. The private garden offers a tranquil retreat, ideal for outdoor gatherings or simply unwinding amidst nature's beauty.

With its sought-after location, spacious layout, and scope for improvement, this property presents a rare opportunity to create a bespoke family home tailored to your preferences. Don't miss the chance to unlock the full potential of this hidden gem and make it your own.

KITCHEN 9' 6" x 8' 6" (2.9m x 2.6m)

LOUNGE/DINER 19' 0" x 13' 5" (5.8m x 4.1m)

BEDROOM 11' 9" x 11' 7" (3.6m x 3.55m)

BEDROOM 13' 1" x 10' 5" (4.0m x 3.2m)

BEDROOM 8' 2" x 6' 10" (2.5m x 2.1m)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

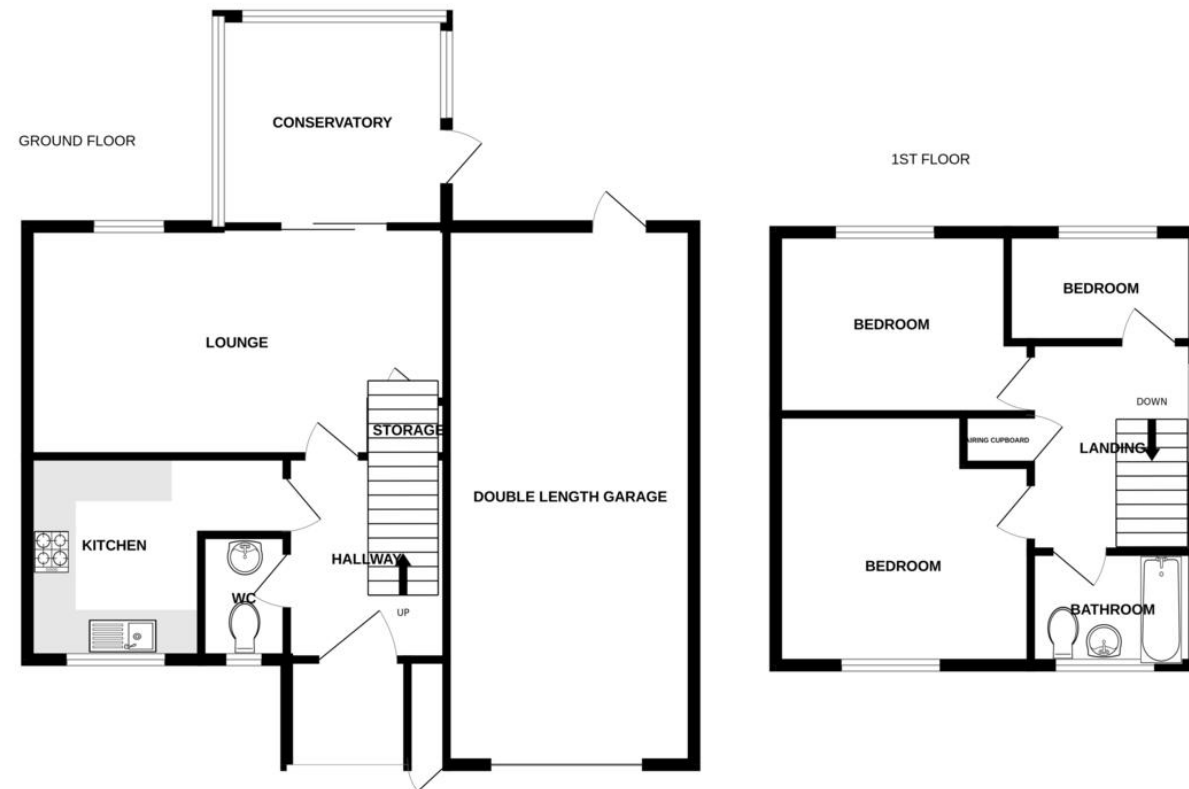
Services – all mains services

Post Code – CB9 9JT

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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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.

EPC to follow



### 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

Arrendene Road | Haverhill | CB9 9JT

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£285,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- RENOVATION REQUIRED
- BATHROOM & WC
- DOUBLE LENGTH GARAGE
- CLOSE TO SCHOOLS
- MUST BE MOVED