

Summary

This two bedroom Victorian cottage is right in the heart of the town, close to the high street, bus station & an array of amenities. With a first floor bathroom (off the landing), lounge, dining room, kitchen & rear garden. This property is ideal for first time buyers & must be viewed.

Description

Approximate Room Sizes

THE PROPERTY A charming two-bedroom Victorian Cottage, perfectly positioned close to the town centre and just a stone's throw away from the High Street. Permit parking is conveniently available at the front of the property, ensuring hassle-free access for residents.

As you step inside, you're welcomed into the inviting lounge with a feature brick fireplace and a bay window overlooking the front, infusing the space with natural light and character. A doorway leads to the inner hall, housing the staircase to the first floor and granting access to the dining room.

The dining room boasts a spacious layout with a large under stair recess and a window overlooking the rear, creating a comfortable setting for family meals and gatherings. From here, access to the kitchen is conveniently provided. The kitchen is equipped with a practical range of base and eye-level units complemented by worktops, an inset sink, and drainer. Integrated appliances include an oven with a four-ring hob and extractor hood, while space and plumbing are available for a washing machine and fridge/freezer. Additionally, a cupboard houses the replacement combi boiler, ensuring efficient heating throughout the home.

Ascending to the first floor, you'll discover two well-appointed bedrooms, offering comfortable retreats for occupants. Completing the accommodation is the family bathroom, providing essential amenities for daily routines.

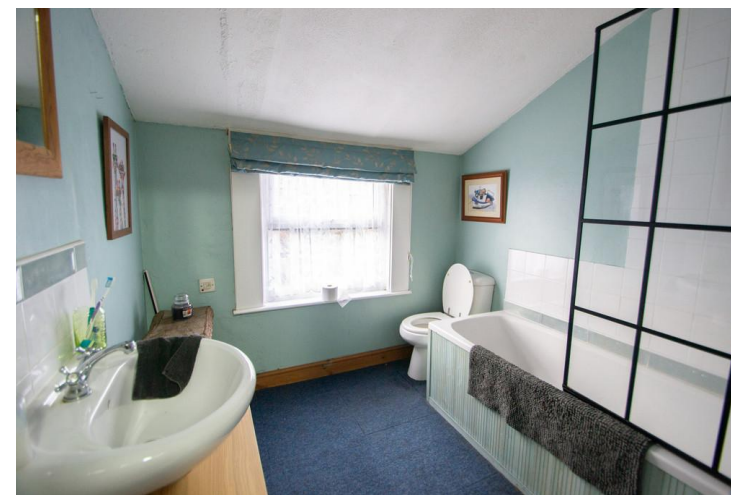
Externally, the rear garden offers a peaceful retreat enclosed by fencing, providing a low-maintenance space for outdoor relaxation. A timber shed located at the rear offers storage solutions for gardening tools and equipment.

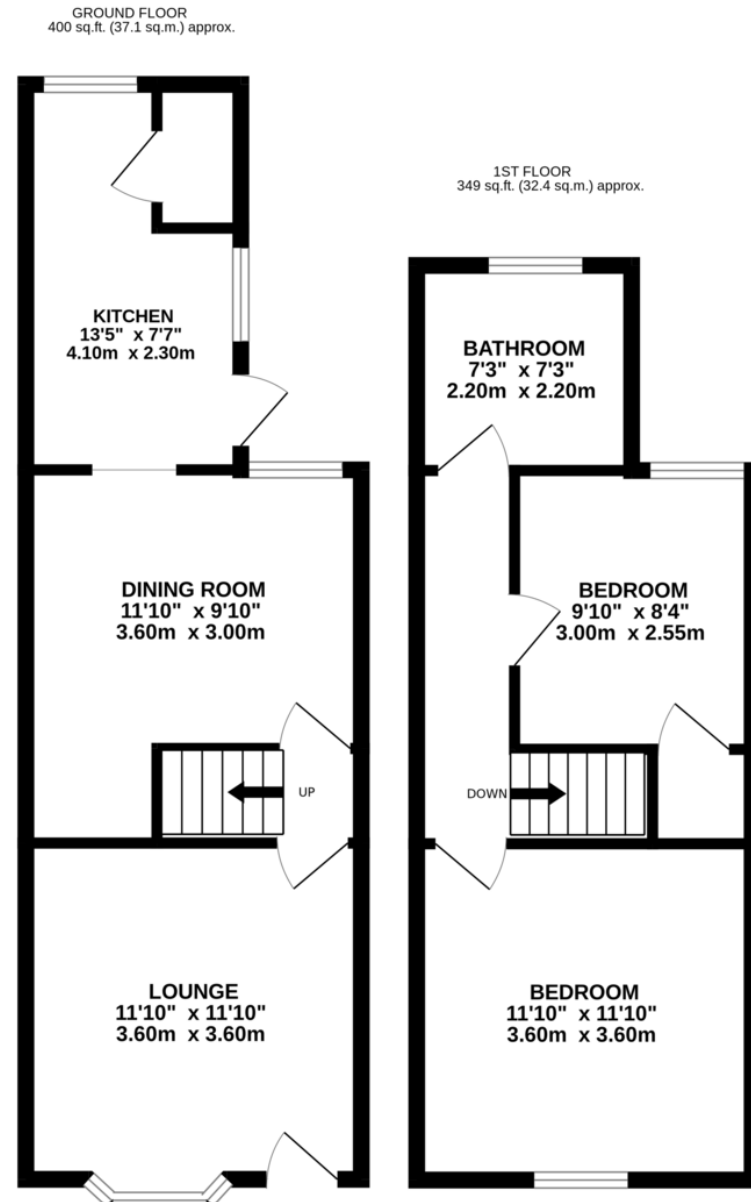
LOUNGE 11' 9" x 11' 9" (3.6m x 3.6m)
DINING ROOM 11' 9" x 9' 10" (3.6m x 3.0m)
KITCHEN 13' 5" x 7' 6" (4.1m x 2.3m)
BEDROOM 11' 9" x 11' 9" (3.6m x 3.6m)
BEDROOM 9' 10" x 8' 4" (3.0m x 2.55m)
BATHROOM 7' 2" x 7' 2" (2.2m x 2.2m)

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – B
Tenure – Freehold
Services – all mains services
Post Code – CB9 8ED

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919





TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
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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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



Mount Road | Haverhill | CB9 8ED

£225,000

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- TWO BEDROOMS
- FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- REAR GARDEN
- PERMIT PARKING
- CLOSE TO TOWN CENTRE
- WALKING DISTANCE TO BUS STATION