

## Summary

Welcome to your new home on the Clements Estate! This charming three-bedroom property offers a perfect blend of comfort and convenience, with no onward chain to tie you down. With spacious accommodation including, kitchen/diner, lounge, bathroom with separate WC as well as ground floor cloakroom.

## Description

### Approximate Room Sizes

THE PROPERTY Welcome to your new home on the Clements Estate! This charming three-bedroom property offers a perfect blend of comfort and convenience, with no onward chain to tie you down.

As you enter through the side door, you're greeted by a ground floor WC and a recently replaced boiler, ensuring your home is both functional and efficient. The kitchen boasts a practical layout, complete with ample base and eye-level units, worktops, and space for your appliances. Plus, the patio doors lead out to the private, unoverlooked rear garden, perfect for enjoying some outdoor relaxation.

Adjacent to the kitchen is the spacious sitting room, featuring another set of patio doors to the rear garden, creating a seamless indoor-outdoor flow. The main entrance hall provides access to the first floor via the staircase.

Upstairs, you'll discover three generously sized bedrooms, offering plenty of space for the whole family. A family bathroom and a separate WC complete the upstairs layout, ensuring convenience for all.

Externally, the property boasts a generous yet low-maintenance front garden, while the rear garden provides a more private retreat, enclosed by fencing and featuring a paved patio area and raised beds. Beyond the garden, residents parking is easily accessible through a gate at the rear.

Don't miss out on this fantastic opportunity to make this house your home! Call today to book your viewing and take the first step toward a brighter future

### ENTRANCE HALL

LOUNGE 15' 8" x 12' 9" (4.8m x 3.9m)

KITCHEN 12' 9" x 9' 6" (3.9m x 2.9m)

WC

### First Floor

BEDROOM 12' 9" x 8' 6" (3.9m x 2.6m)

BEDROOM 9' 10" x 6' 10" (3.0m x 2.1m)

BEDROOM 12' 7" x 9' 10" (3.86m x 3.0m)

BATHROOM

SEPERATE WC

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – EPC to follow

Post Code – CB9 8LR

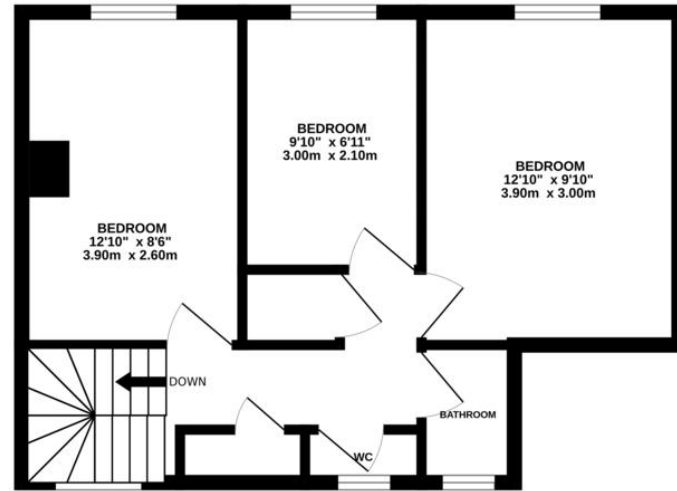
Viewings by appointment

Bychoice Estate Agents

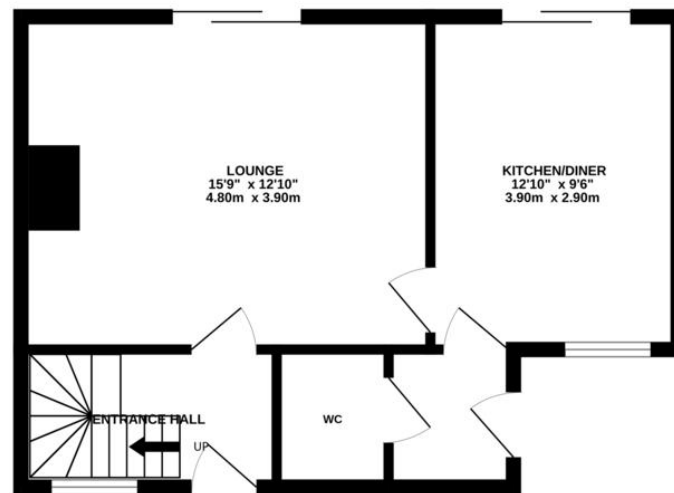
Tel: 01440 768919



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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.  
Made with Metropix ©2024



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 graph to follow.

### Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: haverhill@bychoice.co.uk

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

Exeter Court | Haverhill | CB9 8LR

Welcome to your new home on the Clements Estate! This charming three-bedroom property offers a perfect blend of comfort and convenience, with no onward chain to tie you down. With spacious accommodation including, kitchen/diner, lounge, bathroom with separate WC as well as ground floor cloakroom.

£210,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLEMENTS ESTATE
- BEAUTIFUL REAR GARDEN
- RESIDENTS PARKING IMMEDIATELY TO REAR
- BATHROOM & SEPARATE WC
- GROUND FLOOR CLOAKROOM