

Summary

Welcome to this two bedroom home tucked away on the popular Parkway estate. Perfectly suited for first-time buyers seeking to customise their living space, this property offers ample potential for personalisation, with a family bathroom ground floor cloakroom, private garden & communal parking.

Description

Approximate Room Sizes

THE PROPERTY Welcome to this two bedroom home tucked away on the sought-after Parkway estate. Perfectly suited for first-time buyers seeking to customise their living space, this property offers ample potential for personalisation.

As you arrive, you'll appreciate the convenience of communal parking and a well-kept front garden leading to the entrance. Step inside to discover a welcoming entrance hall hinting at the possibilities within. The kitchen boasts a generous array of base and eye-level units, complemented by practical worktops, an inset sink, and space for essential appliances. A storage cupboard and modern wall-mounted

boiler add to the convenience.

The spacious lounge/diner is a versatile area, with a convenient ground floor cloakroom and access to a lean-to extension, providing a gateway to the rear garden. Upstairs, two double bedrooms await, each offering built-in storage solutions, ideal for keeping your living space organized. Completing the layout is the family bathroom, ensuring comfort and functionality for all residents.

Externally, the rear garden is a highlight of this property, offering ample space for outdoor enjoyment. Enclosed by fencing, it features a substantial brick-built store and a garden shed, providing valuable storage solutions. A generous patio area, lawn & raised beds make up the

remainder of the outside space.

While the home presents an opportunity for enhancement, it provides a blank canvas for homeowners to infuse their personal style and preferences. Don't miss the chance to make this delightful property your own and embark on your homeownership journey with endless possibilities.

ENTRANCE HALL

KITCHEN 11' 5" x 6' 7" (3.48m x 2.01m)

LOUNGE/DINER 17' 5" x 11' 6" (5.31m x 3.51m)

CLOAKROOM

LEAN TO 11' 3" x 5' 8" (3.43m x 1.75m)

BEDROOM 11' 8" x 11' 6" (3.58m x 3.51m)

BEDROOM 12' 0" x 8' 5" (3.66m x 2.57m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – all mains services

Post Code – CB9 9BJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Approx. gross internal floor area 72 sqm (775 sqft)



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.

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	
69	84
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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

Warwick Court | Haverhill | CB9 9BJ

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Offers In Excess Of £190,000

- TWO BEDROOMS
- PARKWAY ESTATE
- BATHROOM & WC
- LOVELY GARDEN
- CLOSE TO AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- SOME IMPROVEMENT REQUIRED