

## Summary

This lovely end terraced home is tucked away at the end of a peaceful cul-de-sac, within close proximity to the town centre and its amenities. With two bedrooms, GARAGE & PARKING, as well as ample living space including kitchen, bathroom, lounge/diner, conservatory & a beautiful landscaped garden.

## Description

### Approximate Room Sizes

THE PROPERTY This lovely end terraced home is tucked away at the end of a peaceful cul-de-sac, within close proximity to the town centre and its amenities. As you approach the property, you are greeted by a single garage and additional off-road parking. A well-maintained lawned front garden features a pathway leading to the front door.

Step inside and the entrance hall provides access to the first floor via a staircase, as well as a door to the kitchen. The kitchen offers an ideal range of base and eye-level units with worktops over, an inset sink and drainer, an integrated oven, and space and plumbing for a fridge/freezer and washing machine.

Continue through the property to the lounge/diner, a spacious room with access to the conservatory. The conservatory is a bright and airy space with views over the rear garden, perfect for relaxing and enjoying the outdoors from the comfort of your home.

Ascending to the first floor, you'll find two double bedrooms, each offering ample space and comfort, as well as the family bathroom.

The rear garden is a beautifully landscaped space, featuring a generous paved patio area with steps leading to the rest of the garden. Here you'll find a raised decked area and a lush lawn, all bordered by well-stocked beds, creating a serene and private outdoor oasis.

This home offers a perfect blend of tranquility and convenience, making it an ideal choice for your next move.

ENTRANCE HALL

KITCHEN 9' 1" x 7' 1" (2.79m x 2.18m)

LOUNGE/DINER 17' 8" x 11' 1" (5.41m x 3.4m)

First Floor:

BEDROOM ONE 10' 11" x 8' 2" (3.35m x 2.49m)

BEDROOM TWO 9' 3" x 8' 11" (2.84m x 2.72m)

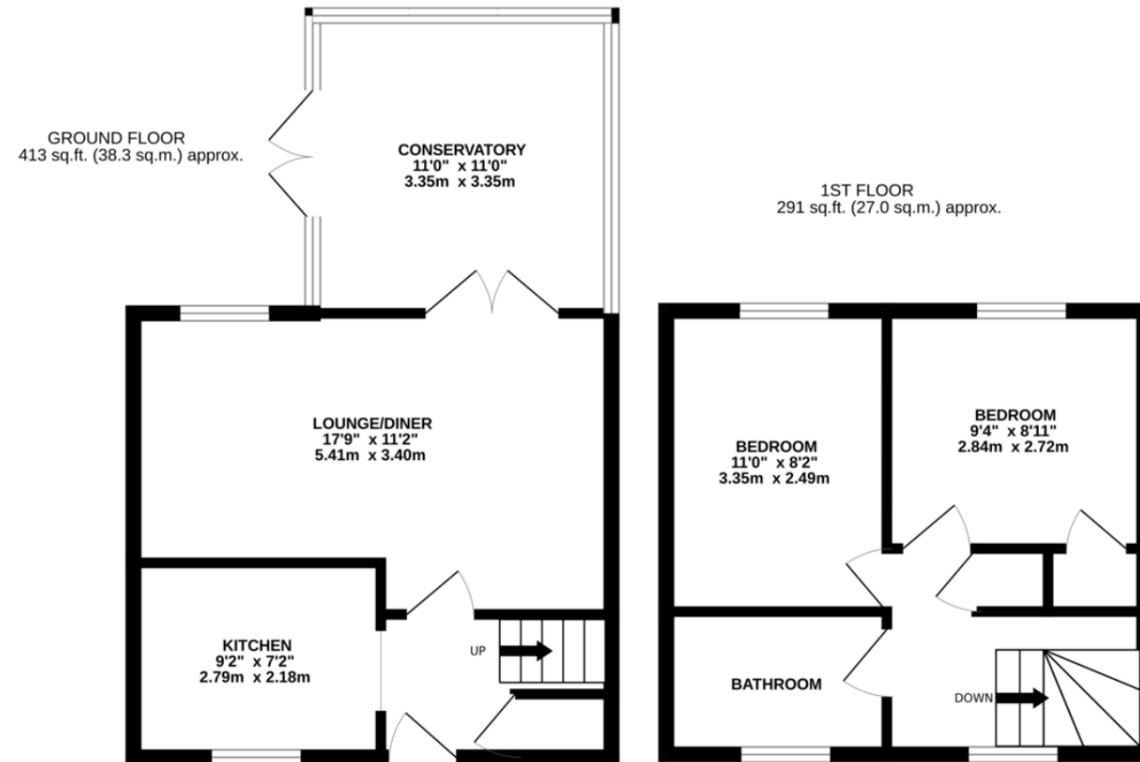
BATHROOM

## Additional Information

Local Authority – St Edmundsbury Borough Council  
Council Tax Band – B  
Tenure – Freehold  
Services – Electric heating, mains water & drainage.  
Post Code – CB9 0BZ

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01440 768919





TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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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	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales EU Directive 2002/91/EC	

### 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

Dovehouse Road | Haverhill | CB9 0BZ

£240,000

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- TWO BEDROOMS
- CONSERVATORY
- CUL-DE-SAC LOCATION
- CLOSE TO TOWN CENTRE
- GARAGE & PARKING
- IDEAL FIRST TIME BUY
- GAS CENTRAL HEATING