

## Summary

A lovely three bedroom home in a convenient location for schools & East Town Park. Offering spacious accommodation throughout including bathroom & ground floor WC, a lovely kitchen/diner, as well as a beautiful rear garden. Perfect for first time buyers, this must be viewed.

## Description

### Approximate Room Sizes

**THE PROPERTY** This spacious home in a popular area, close to schools & the beautiful East Town Park, offers a fantastic opportunity for a first time buyer to take their first step on the property ladder. As you approach the property, you are welcomed by an enclosed front garden, with a pathway to the front door. Step inside and you'll immediately appreciate the bright entrance hall with plenty of built in cupboards. The lounge is a great space with a window to the front aspect. Continuing through the property, you'll find a spacious kitchen/diner, with more than enough room for all the family.

A rear hall gives access to a convenient ground floor cloakroom, as well as a door to the garden. Rise to the first floor, where you'll find a landing with more built in cupboards. You'll discover two generous double bedrooms, as well as the third bedroom, which would work equally well as an office. The family bathroom is a bright & modern room, also located on the first floor. Return downstairs and out into the garden, which is a gardeners delight. Enclosed by fencing, and with a raised decking as well as a lovely patio area, the garden is perfect for relaxing outside or entertaining friends. To the rear of the garden, communal parking is available, as well as on street parking to the front.

ENTRANCE HALL

LOUNGE 11' 8" x 11' 3" (3.58m x 3.45m)

KITCHEN/DINER 17' 7" x 11' 3" (5.36m x 3.45m)

CLOAKROOM

BEDROOM 14' 2" x 8' 5" (4.34m x 2.59m)

BEDROOM 9' 6" x 8' 9" (2.92m x 2.69m)

BEDROOM 11' 3" x 6' 0" (3.43m x 1.83m)

BATHROOM

AGENTS NOTE We have been advised that there is a service charge of approximately £120 per annum for the upkeep of communal areas on the development.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

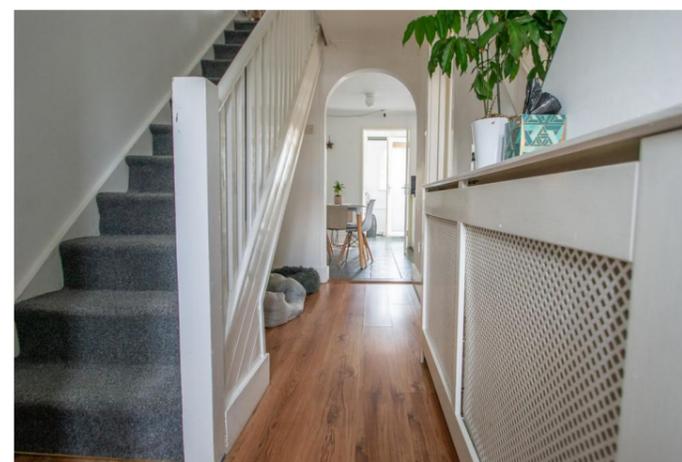
Services – all mains services

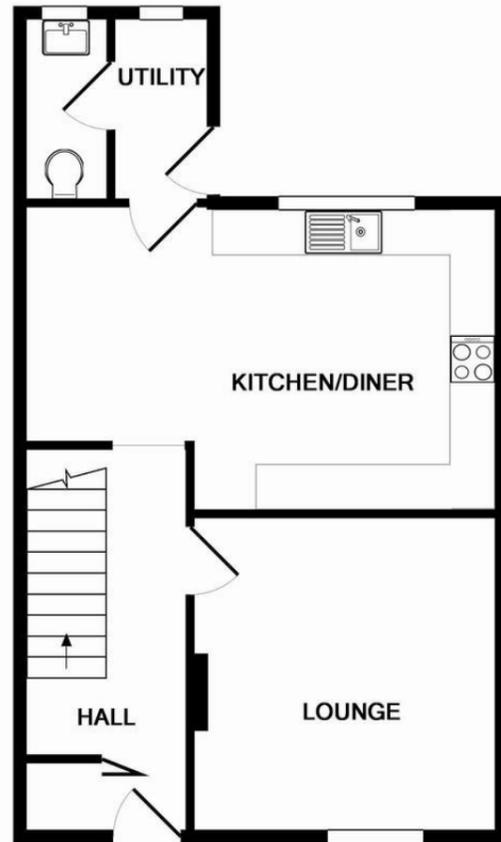
Post Code – CB9 0LP

Viewings by appointment

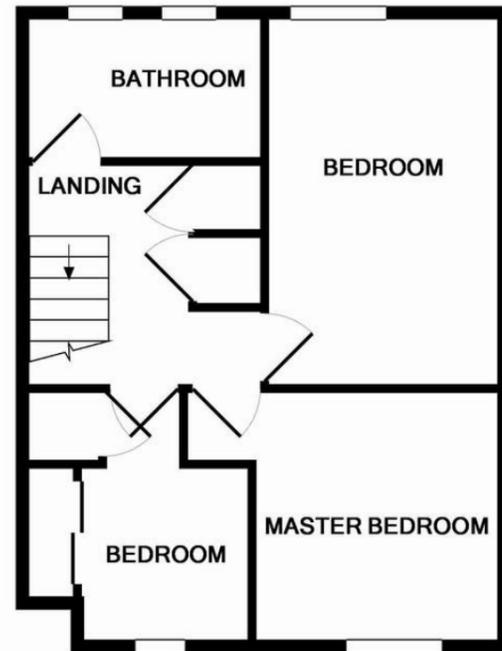
Bychoice Estate Agents

Tel: 01440 768919





GROUND FLOOR



1ST FLOOR

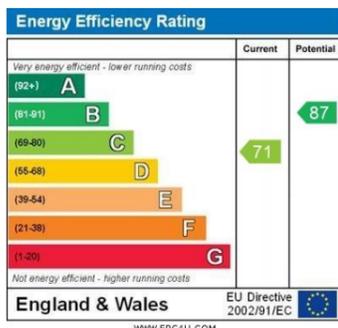
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Your home may be repossessed if you do not keep up repayments on your mortgage.



### 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 are 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

Chalkstone Way | Haverhill | CB9 0LP

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£239,995

- THREE BEDROOMS
- BATHROOM & WC
- SPACIOUS ACCOMMODATION
- KITCHEN/DINER
- LOVELY REAR GARDEN
- COMMUNAL PARKING
- IDEAL FOR FIRST TIME BUYERS