

Summary

This wonderful home is located in a peaceful cul-de-sac, yet just a short distance from the town centre and its amenities. Brimming with potential, this cosy two-bedroom home has plenty to offer, with a great chance to extend (subject to planning). With two bedrooms, a beautiful garden, & ample parking.

Description

Approximate Room Sizes

THE PROPERTY This wonderful home is located in a peaceful cul-de-sac, yet just a short distance from the town centre and its amenities. Brimming with potential, this cosy two-bedroom home has plenty to offer.

As you approach the property, you'll immediately notice the extensive parking space, more than enough for several cars or even a motorhome. You'll also get a sense of the potential for extension that this home provides.

Step inside to the entrance hall, which has stairs to the first floor and a door to the lounge. The lounge features a lovely bay window at the front and a cosy fireplace, making it the perfect spot

to relax.

Next, you'll find the kitchen, equipped with a good range of units with worktops over, an inset sink and drainer, an integrated oven and hob, and space for a washing machine and fridge/freezer. A large built-in cupboard under the stairs provides handy storage. The kitchen leads to the conservatory, a great addition that serves multiple uses and provides access to the garden.

Rising to the first floor, you'll find two good-sized bedrooms as well as a modern family bathroom.

Outside, there is a beautiful garden perfect for families, featuring a range of sheds (available by negotiation) that provide further storage and are

ideal for keen gardeners. The property sits on a fantastic plot with plenty of space to the side of the existing building, offering significant extension potential (subject to planning).

This home, with its combination of cosy living spaces, ample parking, and extension potential, is a rare find and offers a fantastic opportunity for the right buyer.

ENTRANCE HALL

LOUNGE 14' 5" x 11' 5" (4.4m x 3.5m)

CONSERVATORY 11' 9" x 10' 5" (3.6m x 3.2m)

LANDING

BEDROOM ONE 11' 9" x 11' 1" (3.6m x 3.4m)

BEDROOM TWO 10' 5" x 8' 2" (3.2m x 2.5m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

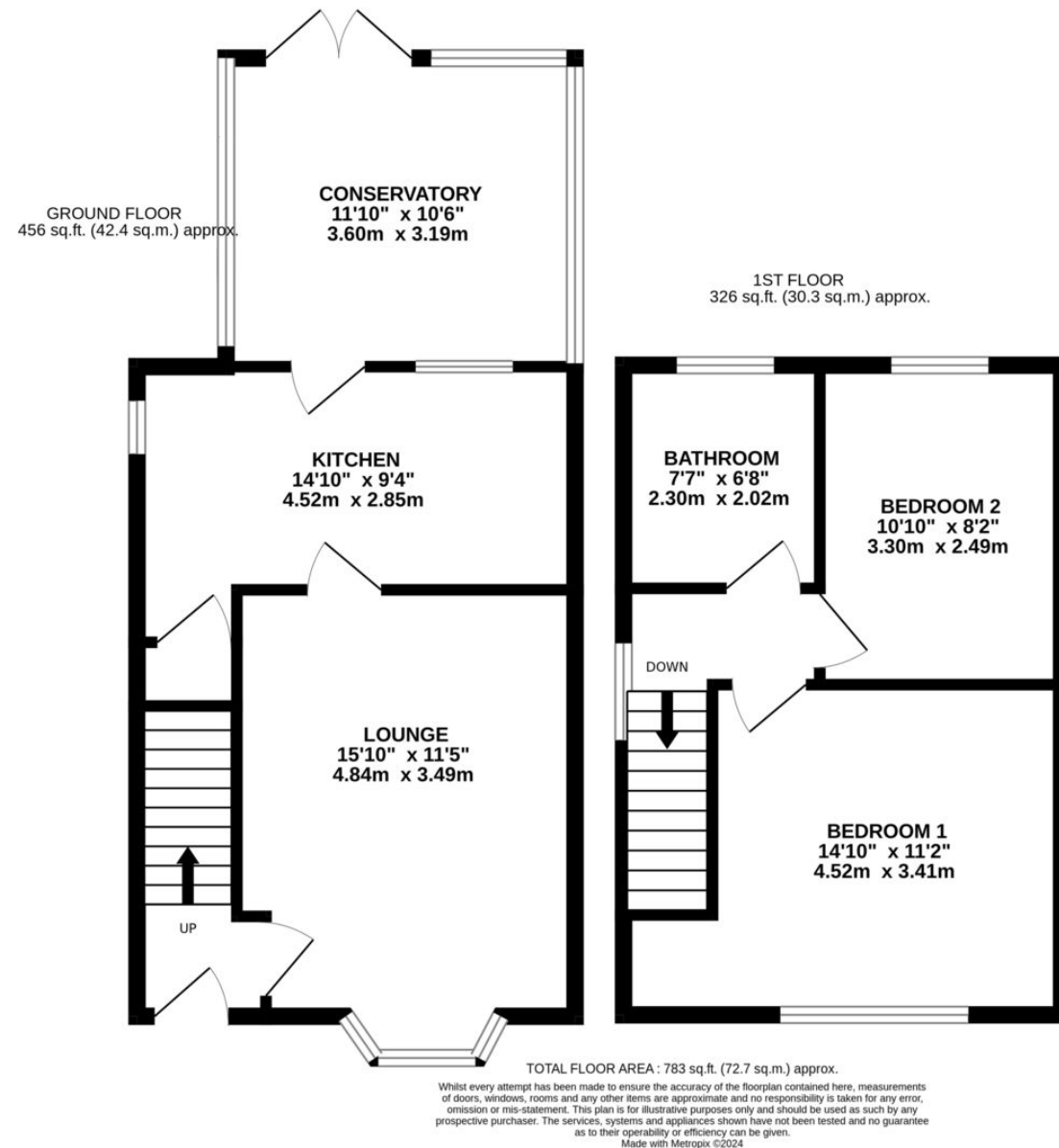
Post Code – CB9 8BP

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





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 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

Helions Park Grove | Haverhill | CB9 8BP

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£249,995

- TWO BEDROOMS
- CUL-DE-SAC
- CLOSE TO TOWN CENTRE
- HUGE POTENTIAL TO EXTEND (stp)
- PLENTY OF OFF ROAD PARKING
- BEAUTIFUL GARDEN
- MUST BE VIEWED