

## Summary

This beautiful modern home, located on the desirable Cambridge side of town, offers both comfort and convenience. Recently redecorated throughout with fresh carpets, this property is move-in ready and comes with no onward chain. With three bedrooms, two bathrooms, WC, garage & allocated parking.

## Description

### Approximate Room Sizes

THE PROPERTY This beautiful modern home, located on the desirable Cambridge side of town, offers both comfort and convenience. Recently redecorated throughout with fresh carpets, this property is move-in ready and comes with no onward chain. Upon arrival, you'll find allocated off-road parking to the side, along with a garage en bloc at the rear for additional storage or vehicle space.

Inside, the welcoming entrance hall leads to a ground-floor cloakroom and the staircase to the first floor. The kitchen is well-equipped with a good range of units, ample countertop space, an inset sink and drainer, and room for appliances. The spacious lounge/diner provides a perfect

setting for family gatherings or entertaining, with patio doors that open onto the well-maintained garden and a large under-stair storage cupboard for added convenience.

Upstairs, there are three bedrooms. The master bedroom enjoys its own ensuite shower room, while the other two bedrooms are served by a family bathroom. Outside, the garden is an inviting space, primarily laid to lawn and fully enclosed by fencing, with gated access to the rear, offering both privacy and security.

With its modern amenities, well-maintained interiors, and excellent location, this home is an ideal choice for those seeking comfortable living with no added hassle.

ENTRANCE HALL

CLOAKROOM

KITCHEN 8' 0" x 7' 11" (2.46m x 2.42m)

LOUNGE/DINER 16' 0" x 14' 11" (4.9m x 4.57m)

first floor

LANDING

BEDROOM ONE 12' 1" x 8' 8" (3.7m x 2.65m)

ENSUITE

BEDROOM TWO 9' 0" x 8' 8" (2.76m x 2.65m)

BEDROOM THREE 8' 9" x 6' 3" (2.69m x 1.93m)

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – C

Tenure – Freehold

Services – all mains services

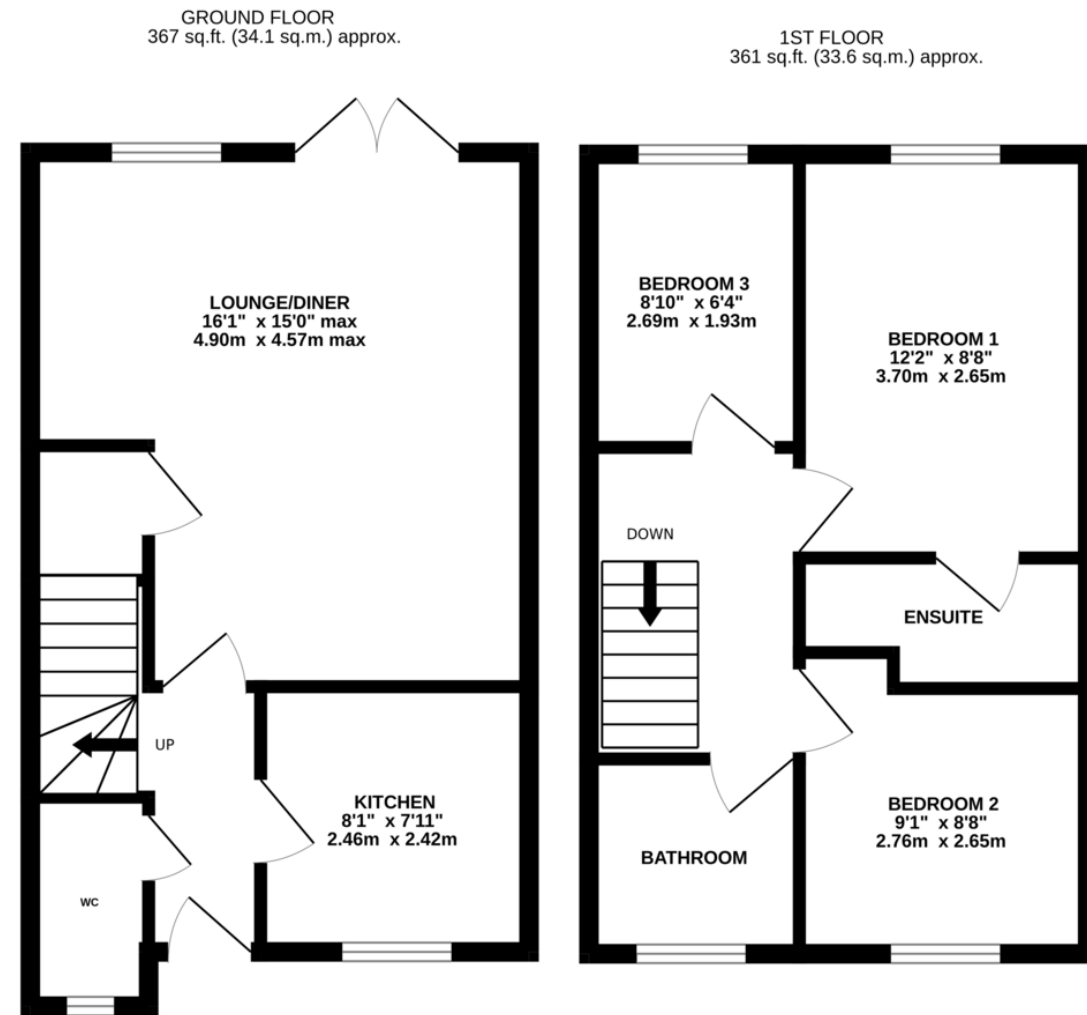
Post Code – CB9 7WE

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.

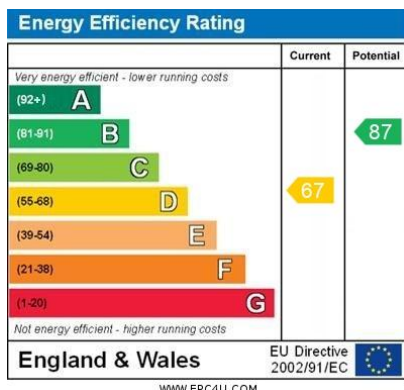
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 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

Apple Acre Road | Haverhill | CB9 7WE

£280,000

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- NO ONWARD CHAIN
- THREE BEDROOMS
- CAMBRIDGE SIDE OF TOWN
- GARAGE & PARKING
- ENSUITE, BATHROOM & WC
- RECENTLY REFURBED INCLUDING NEW FLOORING
- MUST BE VIEWED