

## Summary

Are you ready to take your first step onto the property ladder? Look no further-this modern two-bedroom home on the desirable Cambridge side of Haverhill is the perfect start, complete with the convenience of NO CHAIN & driveway for two cars. Well presented throughout, this must be viewed.

## Description

### Approximate Room Sizes

THE PROPERTY Are you ready to take your first step onto the property ladder? Look no further-this modern two-bedroom home on the desirable Cambridge side of Haverhill is the perfect start, complete with the convenience of NO CHAIN. Nestled in a charming cul-de-sac, the property boasts a block-paved driveway with off-road parking for two cars, ensuring ease of access and added convenience.

As you step inside, the entrance hall sets the tone for the rest of the home. The recently updated kitchen is a highlight, offering a sleek and modern design with an integrated oven and

plenty of space and plumbing for your appliances. Moving through, you'll find the spacious lounge/diner-a versatile area perfect for entertaining or relaxing, featuring stairs leading to the first floor and patio doors that open directly onto the garden.

Upstairs, the master bedroom is a generously sized double with ample built-in furniture, providing plenty of storage. The second bedroom, a versatile space that can serve as a guest room, office, or nursery. Both bedrooms are serviced by a well-appointed family bathroom.

Outside, the sunny rear garden is a delightful retreat, fully enclosed by fencing for privacy. A patio area provides the perfect spot for outdoor seating, with the remainder of the garden mainly laid to lawn-ideal for enjoying the outdoors.

This property offers a fantastic opportunity to own a modern, well-maintained home in a sought-after location. Don't miss out on making it yours!

ENTRANCE HALL

KITCHEN 8' 5" x 7' 8" (2.57m x 2.34m)

LOUNGE/DINER 15' 5" x 11' 8" (4.72m x 3.58m)

First Floor:

LANDING

BEDROOM ONE 11' 10" x 11' 10" (3.63m x 3.61m)

BEDROOM TWO 12' 0" x 5' 4" (3.68m x 1.65m)

BATHROOM

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

Post Code – CB9 7FZ

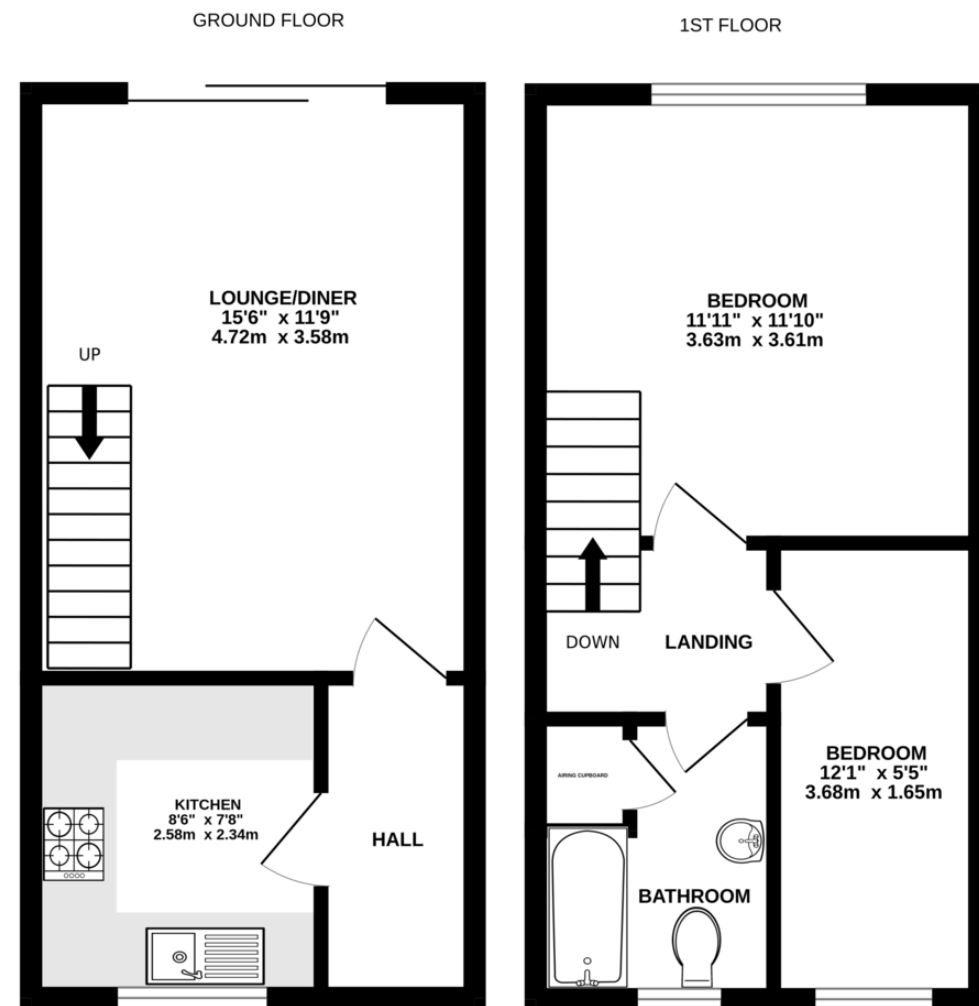
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







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. Made with Metropix ©2024



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	
77	92
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

### 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 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

Turner Close | Haverhill | CB9 7FZ

Are you ready to take your first step onto the property ladder?

Look no further-this modern two-bedroom home on the desirable Cambridge side of Haverhill is the perfect start, complete with the convenience of NO CHAIN & driveway for two cars. Well presented throughout, this must be viewed.

£220,000

- NO ONWARD CHAIN
- CAMBRIDGE SIDE OF HAVERHILL
- TWO BEDROOMS
- BLOC PAVED DRIVEWAY FOR TWO CARS
- PRIVATE SOUTH WEST FACING GARDEN
- REPLACEMENT KITCHEN
- IDEAL FIRST TIME BUY