

Summary

A beautifully presented Coach House on the Cambridge side of Haverhill, offering great access for commuters & a perfect first step on the ladder. The property offers a double bedroom, well appointment bathroom, & open plan living, with masses of storage. The property also comes with a carport.

Description

Approximate Room Sizes

THE PROPERTY This charming one-bedroom Coach House, located on the Cambridge side of Haverhill, is an ideal opportunity for first-time buyers or investors. Offering modern living with thoughtful design, the property features a car port with off-road parking and secure storage space. There is also an additional external storage cupboard beneath the stairs for added convenience.

As you ascend the stairs, you'll be welcomed into a beautifully designed, open-plan living area with stunning views over nearby fields. The contemporary kitchen is fully equipped with a range of units, a worktop with inset sink and

drainer, and integrated appliances including an oven, hob, and extractor hood.

The spacious double bedroom boasts built-in sliding wardrobes, providing ample storage. The well-proportioned bathroom is fitted with a bath, wash basin, and WC, offering comfort and style. Additional built-in storage throughout the property adds to its practical appeal.

This low-maintenance, high-quality home in a desirable location is perfect for those looking to get on the property ladder or seeking a smart investment opportunity.

LIVING ROOM 15' 1" x 10' 4" (4.62m x 3.15m)

KITCHEN 11' 0" x 7' 4" (3.36m x 2.24m)

BEDROOM 11' 1" x 10' 4" (3.38m x 3.15m)

BATHROOM

CARPORT

LEASE INFORMATION We have been advised that there are approx. 979 years remaining on the lease. There is a service charge of approx. £40.84 per month.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Leasehold

Services – All mains services.

Post Code – CB9 7RG

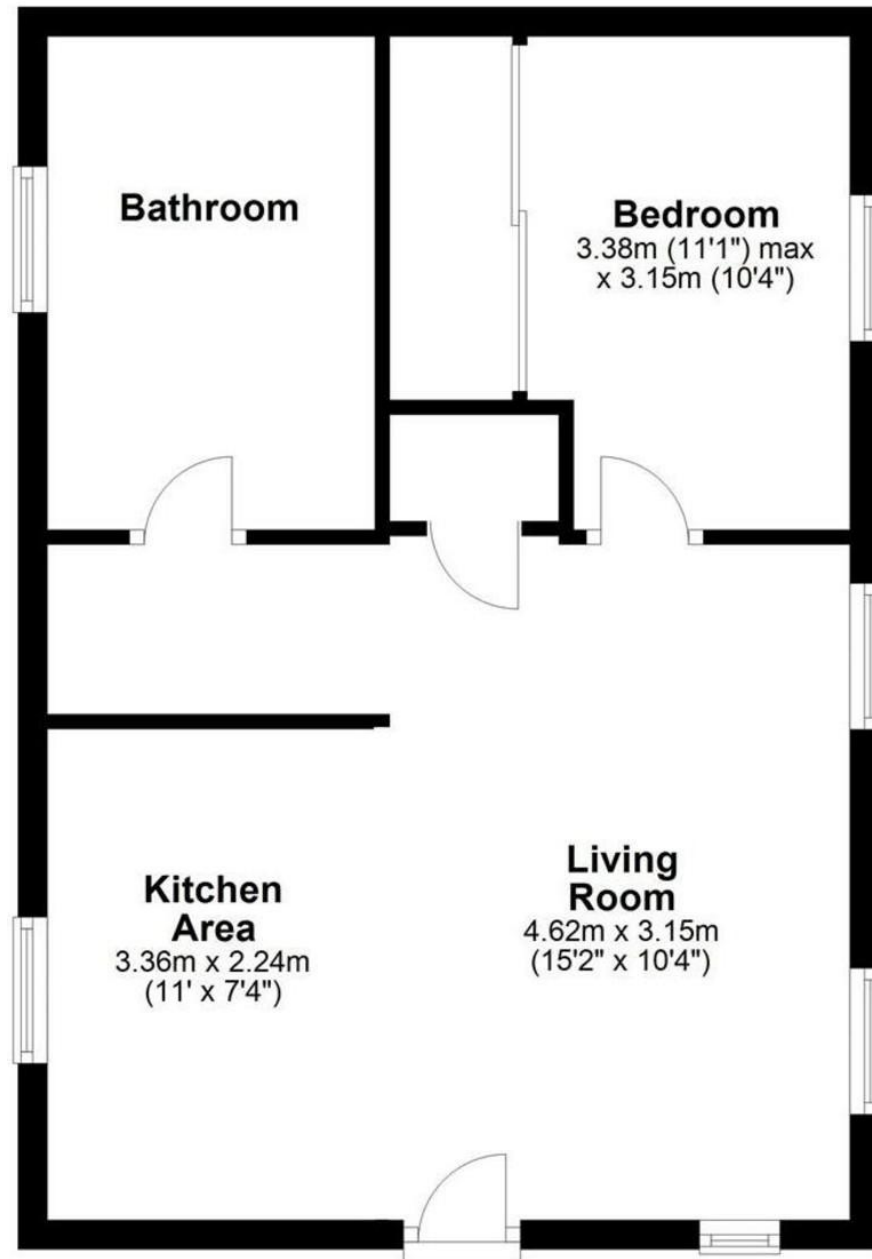
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919



Floor Plan



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	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 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



Colbeck Road | Haverhill | CB9 7RG

A beautifully presented Coach House on the Cambridge side of Haverhill, offering great access for commuters & a perfect first step on the ladder. The property offers a double bedroom, well appointment bathroom, & open plan living, with masses of storage. The property also comes with a carport.

£205,000

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM COACH HOUSE
- CAR PORT
- 979 YEARS REMAINING ON LEASE
- CAMBRIDGE SIDE OF HAVERHILL
- PLENTY OF INTEGRATED STORAGE
- BEAUTIFULLY PRESENTED THROUGHOUT