

## Summary

This two bedroom Victorian home is a great opportunity to take your first step on the property ladder. With NO CHAIN, the property offers two bathrooms, lounge, dining room, kitchen, garden & permit parking. Situation in the town centre, offering great access to nearby amenities.

## Description

### Approximate Room Sizes

SITTING ROOM 11' 9" x 11' 9" (3.6m x 3.6m)

Bay window to front, electric radiator.

INNER HALL Stairs to first floor.

DINING ROOM 11' 9" x 9' 10" (3.6m x 3.0m)

Window to rear, storage cupboard, electric radiator.

KITCHEN 7' 2" x 7' 2" (2.2m x 2.2m) Window to

side, door to side. base & eye level units with worktops over, inset sink & drainer, freestanding cooker.

SHOWER ROOM Window to rear, shower, WC

WC

BEDROOM 11' 9" x 11' 9" (3.6m x 3.6m) Window to front, cupboard, electric radiator.

BEDROOM 11' 9" x 9' 10" (3.6m x 3.0m) Window to rear, electric radiator, door to:

BATHROOM Bath with shower over, WC, wash basin, heated towel rail, A/C.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains water & drainage, electric heating

Post Code – CB9 8ED

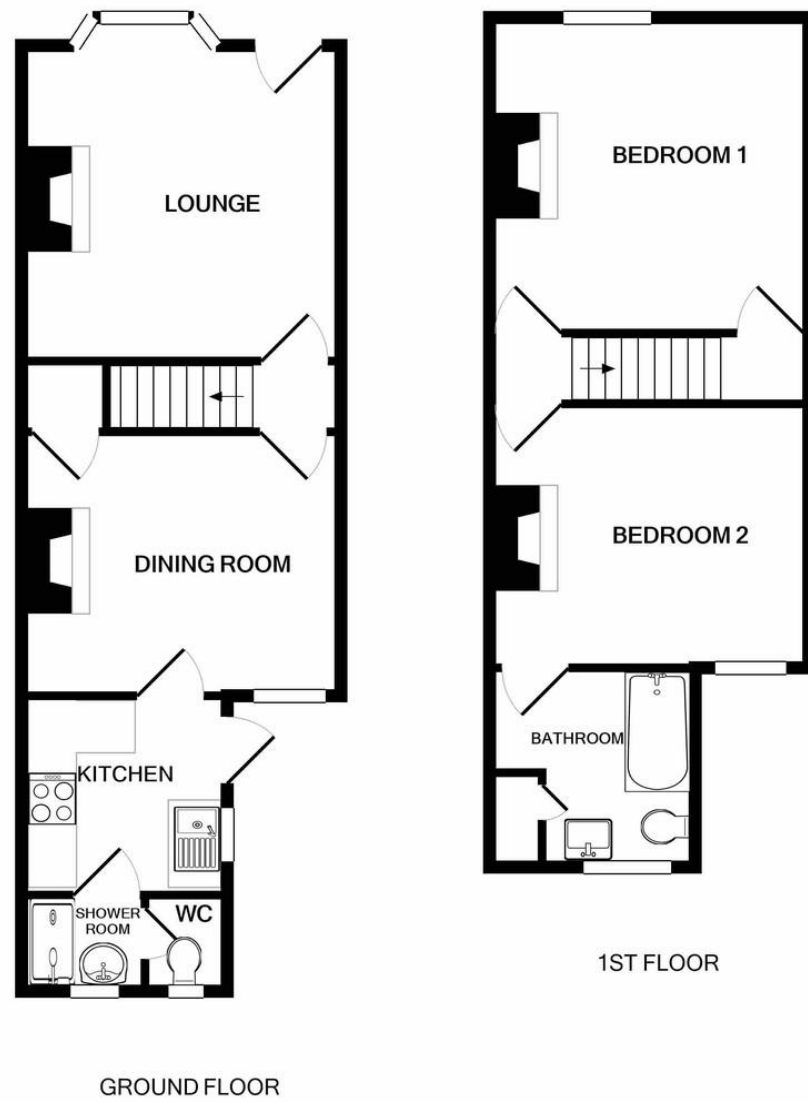
Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919







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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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.

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Mount Road | Haverhill | CB9 8ED

£200,000

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- TWO BEDROOMS
- TOWN CENTRE LOCATION
- BATHROOM & SHOWER ROOM
- NO ONWARD CHAIN
- PERMIT PARKING
- IDEAL FIRST BUY
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