

Summary

This THREE BEDROOM Victorian home is located in the heart of the town centre, close to amenities & the bus station. The property is well presented throughout with lounge, dining room, kitchen, ground floor bathroom garden & permit parking.

Description

Approximate Room Sizes

THE PROPERTY Welcome to this charming Victorian cottage in the heart of the town centre, close to the bus station offering convenient access to Cambridge. Situated on a residential street with permit parking available, this property combines space & convenience.

Upon entering, you are greeted by a welcoming lounge area featuring a front-facing window, providing ample natural light and a cosy atmosphere. Moving through the inner hall, you'll find the staircase leading to the first floor, as well as access to the dining room. The dining room boasts built-in storage beneath the stairs and a rear-facing window, creating a spacious and functional area for meals and gatherings.

Next lies the well-appointed kitchen, equipped with a range of base and eye-level units, complemented by sleek worktops. The kitchen features an inset sink and drainer, along with integrated appliances including an oven and four-ring gas hob. A rear hall extends from the kitchen, offering space for additional appliances such as a fridge/freezer, and provides access to the garden as well as the ground floor bathroom.

Ascending to the first floor, the staircase forks off in two directions. To the front of the property, a double bedroom awaits, complete with built-in storage solutions. Towards the rear, two generously sized bedrooms offer ample space for relaxation and personalisation, ensuring

comfortable living arrangements for residents.

Outside, the rear garden presents a low-maintenance retreat.

With its central location, well-designed layout, and characterful features, this Victorian cottage presents a wonderful opportunity to embrace a convenient and comfortable lifestyle in the heart of town.

LOUNGE 11' 6" x 9' 10" (3.52m x 3.0m)

DINING ROOM 11' 5" x 9' 10" (3.5m x 3.0m)

KITCHEN 10' 2" x 6' 10" (3.1m x 2.1m)

BATHROOM 6' 10" x 6' 2" (2.1m x 1.9m)

BEDROOM 11' 6" x 9' 10" (3.52m x 3.0m)

BEDROOM 9' 10" x 8' 4" (3.0m x 2.56m)

BEDROOM 9' 9" x 6' 10" (2.98m x 2.1m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – all mains services

Post Code – CB9 8EA

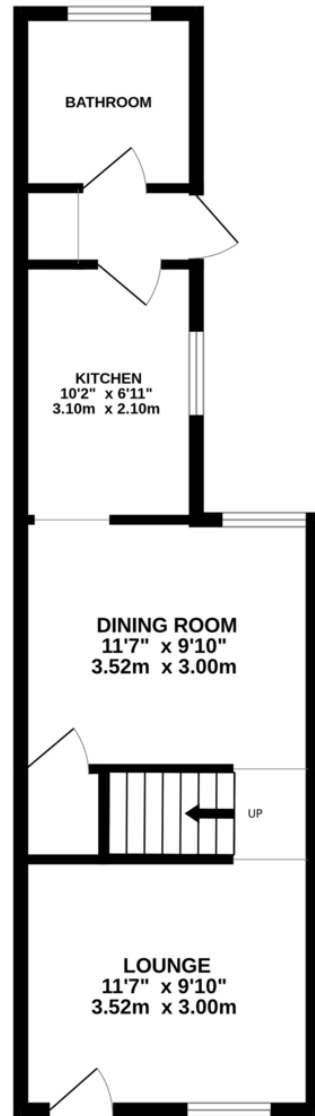
Viewings by appointment

Bychoice Estate Agents

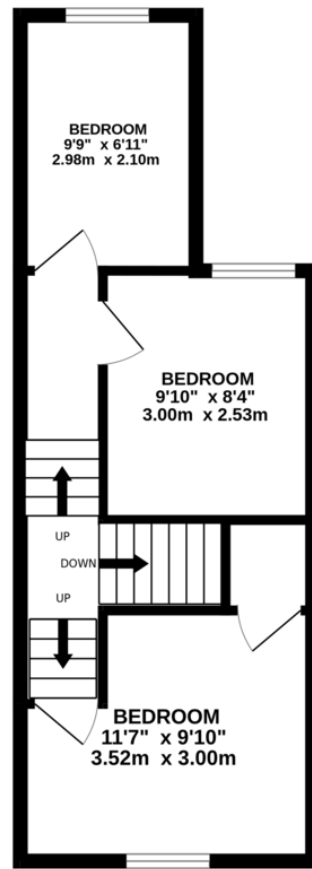
Tel: 01440 768919



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

Duddery Road | Haverhill | CB9 8EA

£210,000

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- THREE BEDROOMS
- VICTORIAN COTTAGE
- TOWN CENTRE LOCATION
- PERMIT PARKING
- GROUND FLOOR BATHROOM
- CLOSE TO AMENITIES
- LOW MAINTENANCE GARDEN