

## Summary

This well presented & spacious three bedroom home is located in a popular area on the Cambridge side of town. The property offers a modern kitchen & bathroom, WC, lounge & conservatory, as well as front & rear gardens. With a replacement boiler in 2022, this well looked after home must be viewed.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Stairs to first floor, large storage cupboard, under stair recess, doors to lounge, kitchen &:

**WC** Double glazed window to front, vanity unit with wash basin, WC, radiator, wall mounted boiler replaced in 2022.

**KITCHEN/DINER** 16' 0" x 8' 6" (4.9m x 2.6m) Double glazed window to front. A lovely modern kitchen with a good range of base & eye level units with worktops over, inset sink & drainer. Integrated NEFF double oven & four ring NEFF gas hob. Space & plumbing for washing machine & dishwasher.

**LOUNGE** 17' 4" x 9' 10" (5.3m x 3.0m) Double glazed window to rear & door to conservatory, radiator, French doors to kitchen/diner.

**CONSERVATORY** 7' 6" x 5' 10" (2.3m x 1.8m) Door to garden.

### First Floor

**LANDING** Loft access with loft ladder, airing cupboard, further storage cupboard.

**BEDROOM ONE** 11' 1" x 11' 3" (3.4m x 3.45m) Double glazed window, built in wardrobe, radiator.

**BEDROOM TWO** 12' 5" x 8' 6" (3.8m x 2.6m) Double glazed window to rear, built in wardrobe, radiator.

**BEDROOM THREE** 8' 10" x 7' 2" (2.7m x 2.2m) Double glazed window to rear, radiator, built in wardrobe.

**BATHROOM** Double glazed window to front. Suite comprising walk in shower, WC, wash basin, radiator.

**OUTSIDE** The property fronts onto a green, with a front garden enclosed by wall & pathway to front door. The rear garden is enclosed by fencing with gated rear access, patio area, mainly laid to lawn with brick built storage. There is nearly on road parking available, as well as a communal car park to the rear of the property. We have been advised that the vendor currently rents a garage to the rear of the property..

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

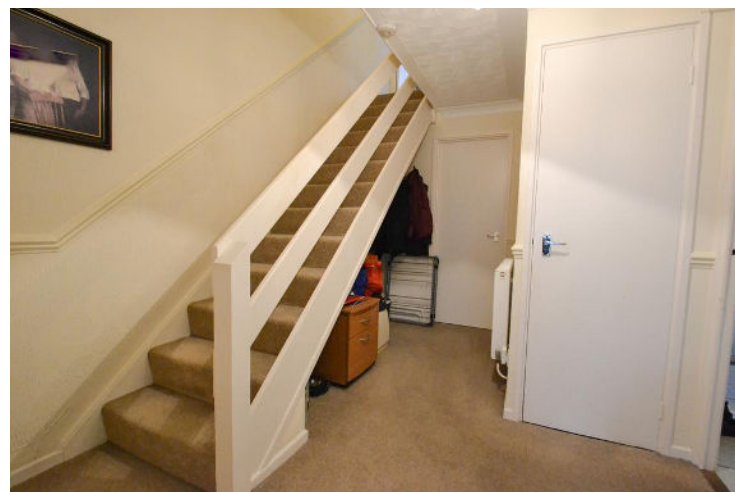
Services – All mains services

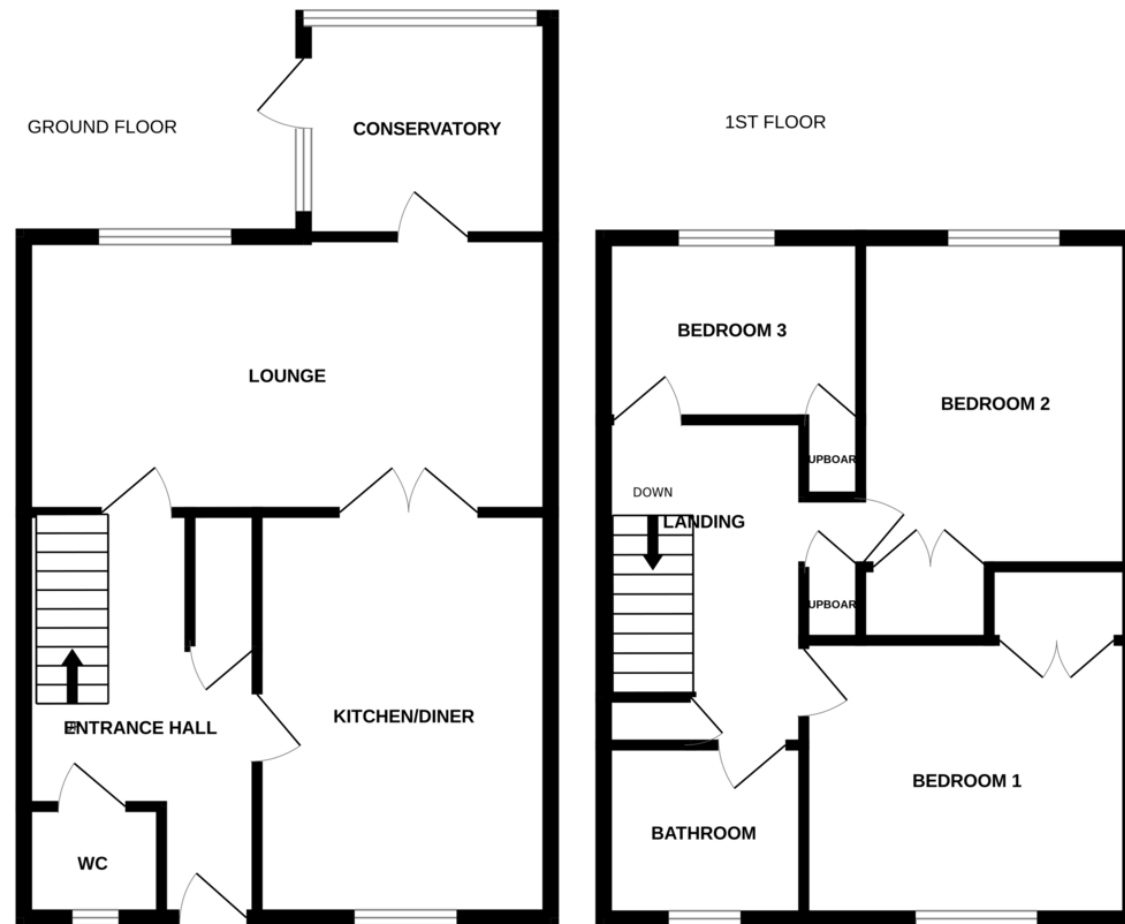
Post Code – CB9 7YB

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.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC graph



### 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

### Betony Walk | Haverhill | CB9 7YB

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£220,000

- THREE BEDROOMS
- CAMBRIDGE SIDE OF TOWN
- MODERN KITCHEN WITH NEFF APPLIANCES
- MODERN BATHROOM & WC
- BOILER REPLACED IN 2022
- FRONT & REAR GARDENS
- NEARBY COMMUNAL PARKING