

# property details **approval form**

12 Boxford Court, HAVERHILL, Suffolk, CB9 8JB

**Date:** 03 October 2024

**Property Ref and Version:** NMT103972 - 0010

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£220,000

Tenure: Freehold

## >> **key features**

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- > Modernised Through Out
- > Fitted Smart Tech
- > Large Kitchen/Diner
- > Ground Floor WC
- > Three Bedrooms
- > EPC Rating: C

## >> **short description**

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Fresh to the market, William H Brown offer this beautiful three bedroom mid-terrace home in Haverhill located in the heart of Suffolk. Noticeably there is smart tech fitted throughout the home including smart heating thermostat controlled by an app on your mobile device for remote access.

## >> **long description**

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Fresh to the market, William H Brown offer this beautiful three bedroom mid-terrace home in Haverhill located in the heart of Suffolk. Boasting small frontage, sizeable rear garden, bright and open lounge, modern kitchen/diner and three double bedrooms. The home has also been upgraded and modernised through out the property including new ceilings, new flooring, garden re-done and smart tech fitted throughout the home including smart heating thermostat controlled by an app on your mobile device for remote access.

Haverhill offers a wide range of local amenities, shops and supermarkets, highly rated schools and some key travel links including A14, A11, M11 and a central train line servicing most of the country.

This is a brilliant family home, first time purchase and could be a great investment opportunity.

Contact the Newmarket team today and book your viewing!

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>> **directions**

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>> **Agent Note**

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## >> **room description**

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### **Front Garden**

Small frontage with white picket fence surrounding with access to the front of the home.

### **Entrance Hall**

Entry through PVC double glazed door to the front aspect, stairs rising to the first floor and Radiator

### **Ground Floor Cloakroom**

Small Entrance Hall leading from the side aspect of the home to the cloakroom containing a low level WC, and Wash Hand Basin.

### **Lounge**

15' 11" x 13' 1" ( 4.85m x 3.99m )

Double glazed sliding patio door to the rear aspect, radiator, feature fire place, television points and doors to...

### **Kitchen/Diner**

12' 10" x 9' 9" ( 3.91m x 2.97m )

Modern design, fairly new kitchen space with wide range of wall hung and base level units with work top to contrast and tiled splash back, one and a half sink and drainer, integrated gas hob with hood vent above, integrated cooker, range of integrated and space for white goods. Double glazed sliding patio doors to the rear aspect, double glazed window to the front aspect and radiator.

### **Utility**

9' 7" x 5' 8" ( 2.92m x 1.73m )

Wall hung gas boiler, double glazed window to the side aspect and PVC double glazed door to the side. Space for white goods.

### **First Floor Landing**

Two built in storage and airing cupboards, loft access hatch, double glazed window to the front aspect and doors to bedrooms and bathroom.

### **Bedroom One**

13' 2" x 10' 1" ( 4.01m x 3.07m )

Double glazed window to the rear aspect, radiator and wall hung shelving.

### **Bedroom Two**

13' 2" x 8' 5" ( 4.01m x 2.57m )

Double glazed window to the rear aspect and radiator

### **Bedroom Three**

10' 2" x 6' 10" ( 3.10m x 2.08m )

Double glazed window to the rear aspect and radiator.

### **Family Bathroom**

**Your William H Brown office:** Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT  
T 01638 660633 E newmarket@williamhbrown.co.uk

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Obscure double glazed window to the front aspect, shower cubicle, wash hand basin, heated towel rail radiator, part tiled.

### **Rear Garden**

Two tier rear garden comprising of patio entertainment area with small step up to a laid to lawn section with small wooden decked space, decorative shrubbery and shed, timber fence surrounding.

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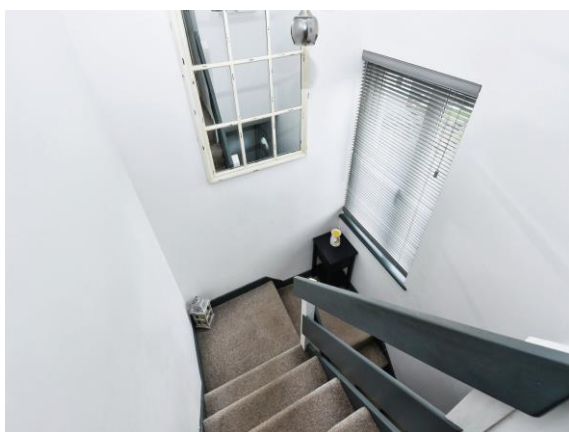
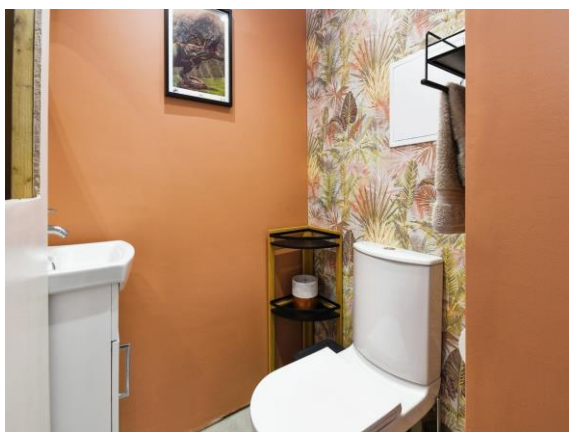
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## >> property images



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## >> **property images**

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## >> approval

	Signature	Date
Ethan Richardson		03/10/2024
Mr M. Wyatt-Grainge		3/10/24