



Abbots Road, Haverhill, CB9 0DH



## Abbotts Road

Haverhill,  
CB9 0DH

An extended and spacious three bedroom semi detached property occupying an excellent position close to local schools and amenities. The property benefits from many fine features including generous sitting room, dining area, garden room, garage and driveway. Offered for sale with no onward chain. (EPC Rating C)

3 1 2

Guide Price £290,000





## GROUND FLOOR

ENTRANCE HALL Radiator, stairs to first floor, two storage cupboards.

WC Obscure window, fitted with two piece suite comprising pedestal wash hand basin and low-level wc, radiator.

KITCHEN 2.72m x 2.72m (8'11" x 8'11") Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, integrated fridge, plumbing for washing machine, electric oven, four ring ceramic hob with extractor hood over.

DINING AREA 2.72m x 2.42m (8'11" x 7'11") Radiator, double door to Sitting Room, open plan to:

GARDEN ROOM 5.24m x 2.17m (17'2" x 7'2") Windows overlooking garden, two radiators, door to garden.

SITTING ROOM 5.28m x 3.35m (17'4" x 11') max. Window to side, radiator.

## FIRST FLOOR

LANDING Door to Boiler cupboard, door to:

BEDROOM 1 4.02m x 3.06m (13'2" x 10'1") Window to side, double doors to wardrobe.

BEDROOM 2 2.83m x (9'3" x ) Window to side, radiator, double door to wardrobe.

BEDROOM 3 2.66m x 2.08m (8'9" x 6'10") max. Window to front, radiator, double door to Storage cupboard.

BATHROOM Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, obscure window, radiator

OUTSIDE The property has an enclosed rear garden which is largely laid

to lawn with an array of shrubs and plants bordering. The garden is enclosed by timber fencing with side access gate leading to the driveway.

GARAGE & DRIVEWAY The property has the benefit of a single garage with up and over door and driveway providing off road parking.

AGENTS NOTE We have been made aware that part of the Garden Room has been structurally repaired due to subsidence. This work was carried out via the vendors insurance company in May 2024.

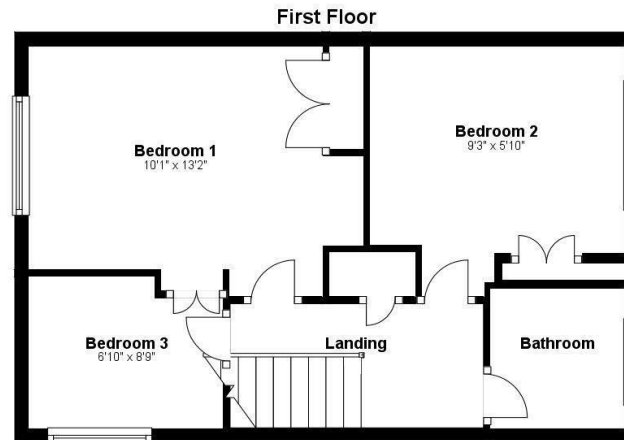
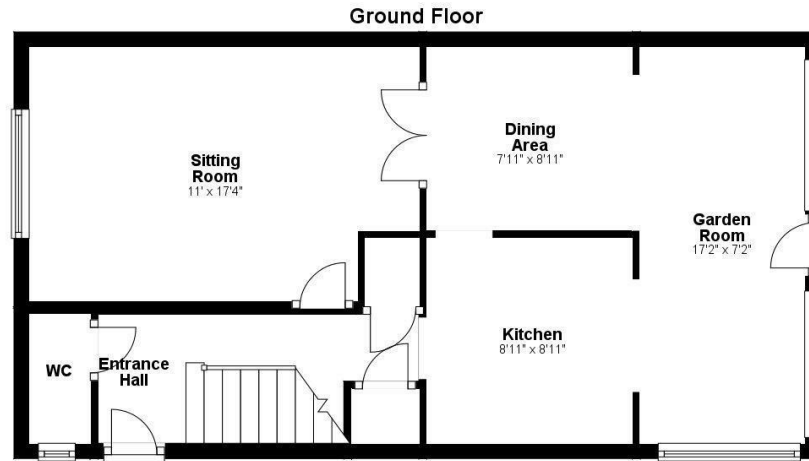
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. <https://sprift.com/dashboard/custom-ipr-report/45-abbotts-road-haverhill-cb9-0dh/3544483>

VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		70	
(69-80) C			
(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	

Guide Price £290,000  
 Council Tax Band - C  
 Local Authority - West Suffolk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.