



Shipp Close, Little Wratting Haverhill

£250,000 Freehold



Key Features

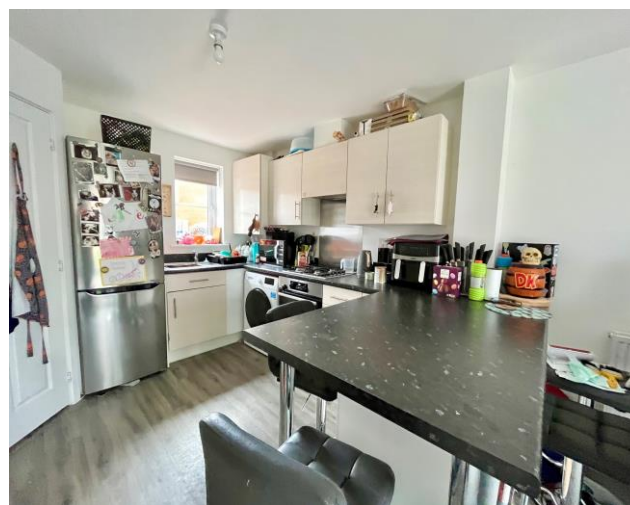


- Three Bedrooms
- Perfect For First time Buyers
- Open Plan Living Space
- Enclosed Rear Garden
- Two Allocated Parking Spaces

Entering into the hallway where you have stairs up to the first floor and door leading you through to the open plan kitchen/living room. The kitchen has ample wall and base units with worktop over, inset sink and drainer, inset gas hob with oven under and extractor over, plumbing for washing machine and space for fridge freezer. The lounge provides the perfect space for relaxing with double doors leading out to the rear garden. A cloakroom completes the ground floor accommodation.

Up on the first floor you will find two bedrooms and family bathroom which comprises bath with shower over, low level wc and wash hand basin.

Onto the second floor where you will find



spacious master bedroom with large storage cupboard. Outside there is an enclosed rear garden that is mainly laid to lawn, patio area and gate providing rear access. To the front of the property, you have your two allocated parking spaces.

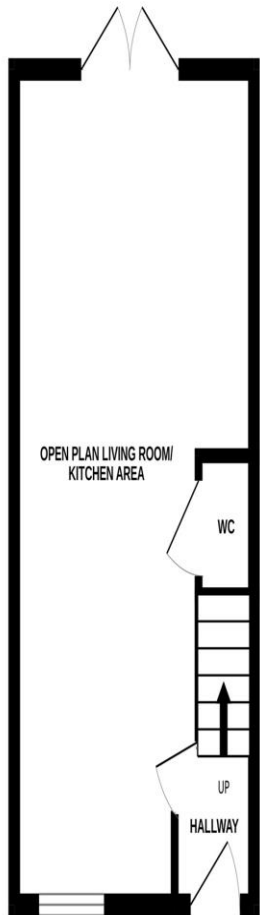
Little Wrattling is one and a half miles northeast of the village is the market town of Haverhill, which lies between Cambridge, Bury St Edmunds, Braintree and Colchester and has excellent road and rail links.

The village is just a short drive away from many amenities, including supermarkets, a thriving high street and cinema as well as leisure facilities.

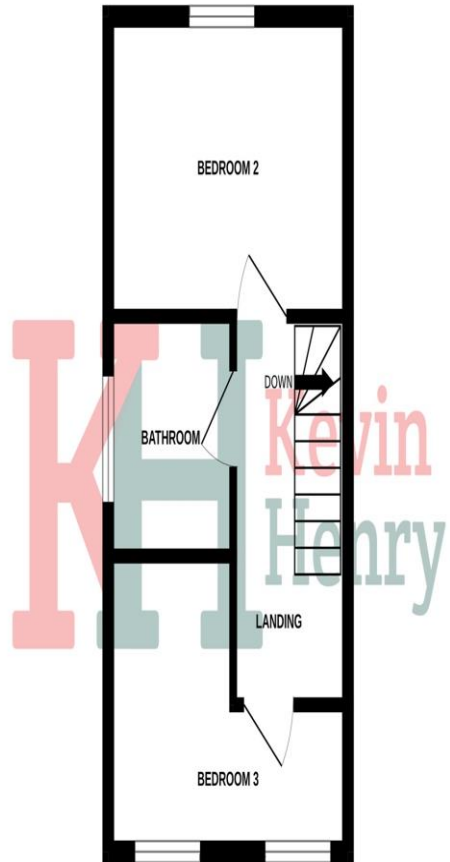
It is within easy reach of the A14, M11 and A134 and there are two train stations which are conveniently equidistant to the property; Whittlesford Parkway Station is a thirty-minute drive away (14 miles) and Audley End a twenty-five minute drive away (16.5 miles), approximate journey to Kings Cross is 90 minutes and London Liverpool Street is reachable in 70



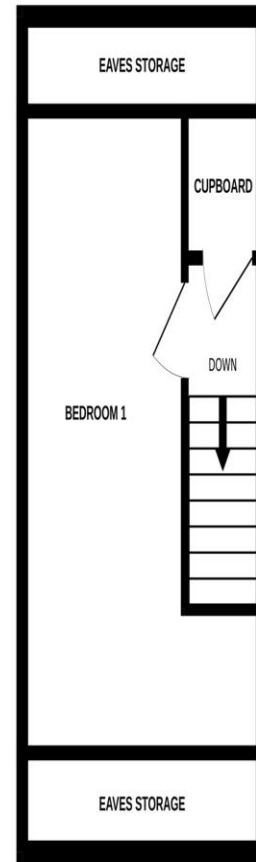
GROUND FLOOR



1ST FLOOR



2ND FLOOR



minutes.

Hallway

Kitchen/Living Room 21'10 x 12'2max

Cloakroom

First Floor Landing

Bedroom One 22'0 x 8'11max

Bedroom Two 12'2 x 7'10

Bedroom Three 12'2 x 7'10max

Family Bathroom

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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