

Dane Cottages Haverhill Road, Kedington, Haverhill, CB9 7UL

william h brown

welcome to

Dane Cottages Haverhill Road, Kedington, Haverhill

Immaculate Two-Bedroom End-Terrace with Parking, Workshop & Garden. Move straight in and enjoy bright, spacious accommodation, excellent storage and two private parking spaces. Ideally located within Kedington Primary Academy catchment with easy access to Haverhill and Cambridge.













Entrance Porch
Entrance door to front aspect. Doors giving access to the cloakroom and lounge.

Cloakroom
Suite comprising wc and hand basin.

Lounge
15' x 14' 3" (4.57m x 4.34m)
Window to front aspect with countryside views. Stairs rising to the first floor. Radiator. Door leading into the kitchen.

Kitchen / Diner
14' 3" x 11' 2" (4.34m x 3.40m)
Window to side and rear aspects and door opening onto the rear garden. Range of wall and base units with work surfaces over. Sink, drainer with mixer tap. Space for appliances. Built in cupboard. Inset spot lighting.

Landing
Doors giving access to the bedrooms and family bathroom. Cupboard. Radiator.

Bedroom One
14' 6" max x 10' 10" max (4.42m max x 3.30m max)
Two windows to rear aspect. Built in wardrobes. Radiator. Inset spot lighting.

Bedroom Two
12' 6" max x 8' 11" max (3.81m max x 2.72m max)
Two windows to front aspect . Built in wardrobes. Radiator. Inset spot lighting.

Family Bathroom
7' 3" x 6' 4" (2.21m x 1.93m)
Window to side aspect. Suite comprising wc, wash basin and bath with shower. Part tiled.

Front Garden
Block paved driveway.

Rear Garden
Laid to lawn with raised decking area. Gated rear access leading to the shed and further off road parking.

Agents Note
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Dane Cottages Haverhill Road, Kedington Haverhill

- Modern two bedroom house
- Ideal for First Time Buyers
- Two parking spaces
- Ample storage throughout
- Workshop

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST108397

The Property Ombudsman

Property Ref:
HST108397 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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