

# 14 Braeburn Road - Asking Price £375,000

Haverhill CB9 9RA

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Asking Price £375,000

## The Property

Situated on the new build estate of Braeburn Road, This three bedroom property built in 2022 is a nearly new end terrace house presents an excellent opportunity for those seeking a modern family home. With three well-proportioned bedrooms, this property is ideal for families or professionals looking for space and comfort.

The house boasts two inviting reception rooms, providing space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow between the living areas, making it perfect for both quiet evenings and lively gatherings.

With two bathrooms, including modern fixtures and fittings, morning routines will be a breeze for the entire household. The contemporary design throughout the property enhances its appeal, offering a fresh and welcoming atmosphere.

Parking is a notable feature of this home, with space available for two vehicles, ensuring convenience for residents and visitors alike.

Situated in a desirable location, this property is close to local amenities, schools, and parks, making it an excellent choice for families. If you are looking for a stylish and practical home in Haverhill, this end terrace house on Braeburn Road is certainly worth considering.

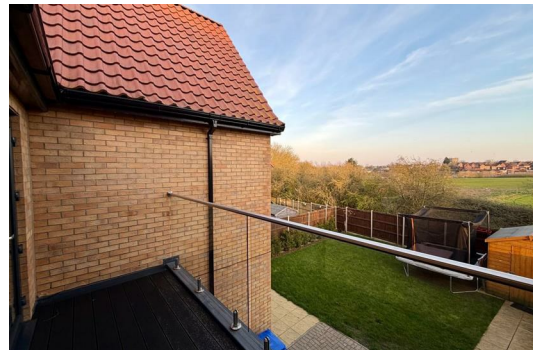
Vendor will be looking to accept offers on the property.

### Agent's Note:

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

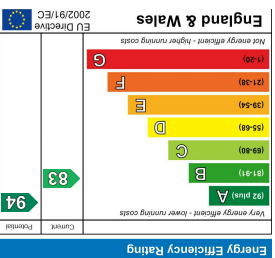
## Features

- **THREE BEDROOM END OF TERRACE**
- **BUILT IN 2022**
- **WALKING DISTANCE TO LOCAL AMENITIES**
- **NO ONWARD CHAIN**
- **HIGH SPECIFICATION**
- **MAIN BEDROOM WITH BALCONY**
- **10 YEAR LABC WARRANTY**
- **AVAILABLE TO VIEW NOW**
- **GATED CARPORT**
- **EPC RATING C**





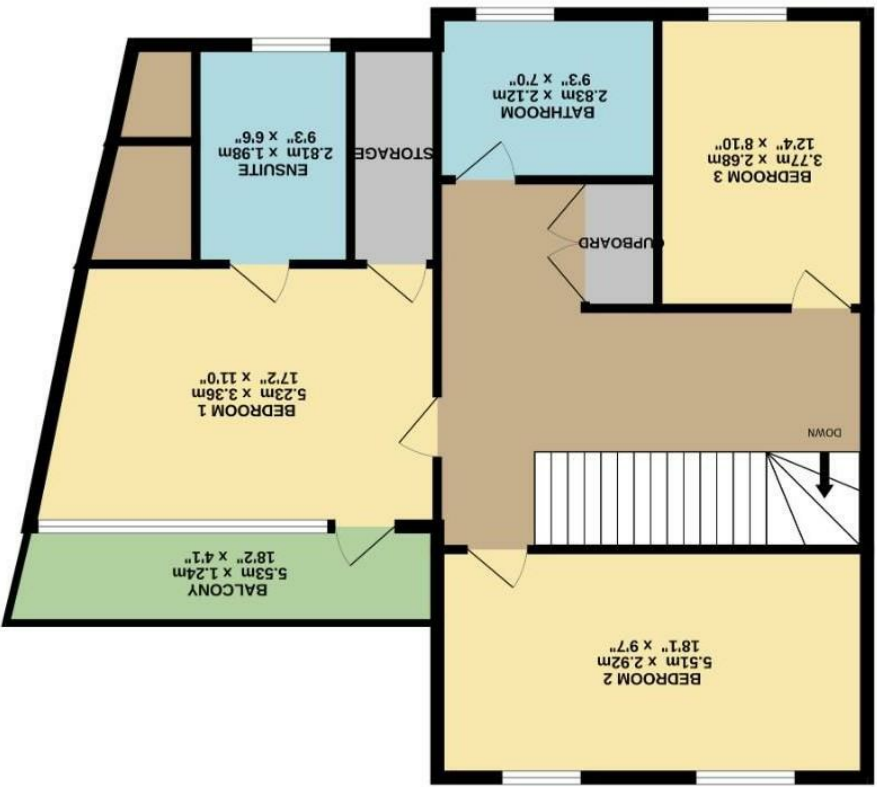
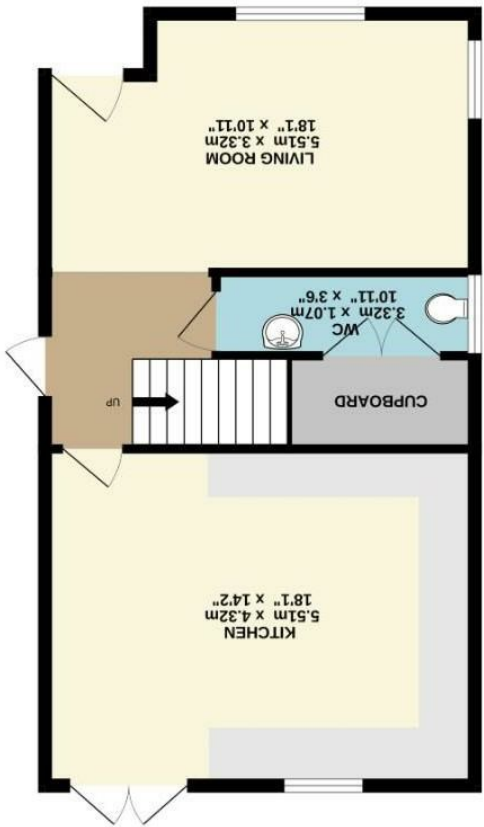
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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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TOTAL FLOOR AREA : 135.7 sq.m. (1461 sq.ft.) approx.



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