

# 31 Atterton Road - Asking Price £280,000

Haverhill Suffolk CB9 7SR



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# Asking Price £280,000

## The Property

Nestled on Atterton Road in the charming town of Haverhill, this delightful three-bedroom end terrace house presents an excellent opportunity for families and professionals alike. The property boasts a well-designed layout, featuring a welcoming reception room that serves as the perfect space for relaxation and entertaining guests.

With three generously sized bedrooms, there is room for family living or for those who require a home office. The modern property is tastefully presented, ensuring comfort and convenience for all residents. The property has been thoughtfully updated throughout, offering a contemporary feel that is both stylish and functional.

One of the standout features of this home is its prime location. Situated within walking distance to local shops, residents will enjoy easy access to everyday amenities, making life that little bit easier. Additionally, the property benefits from parking, providing a practical solution for those with vehicles.

This end terrace house is not just a home; it is a lifestyle choice, combining modern living with the convenience of local amenities. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

## Features

- Three Bedroom Property
- End of Terrace
- Available to view now
- Modern Throughout
- Parking at Property
- Walking Distance to Supermarket
- Prime Location
- Beautifully Presented Garden
- Modern Kitchen
- View of avoid missing out

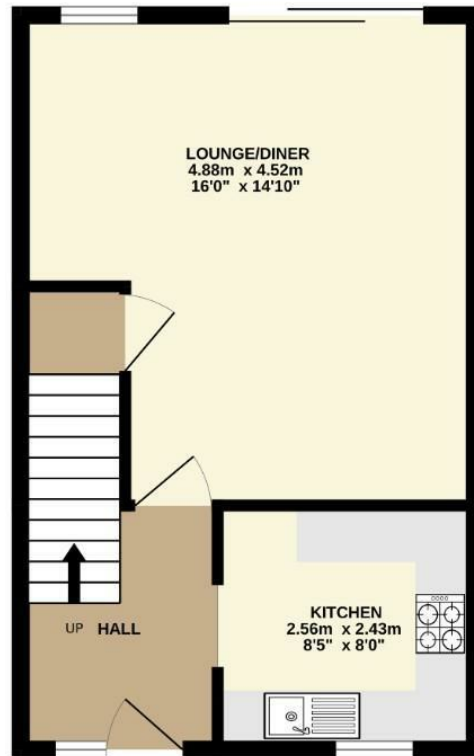




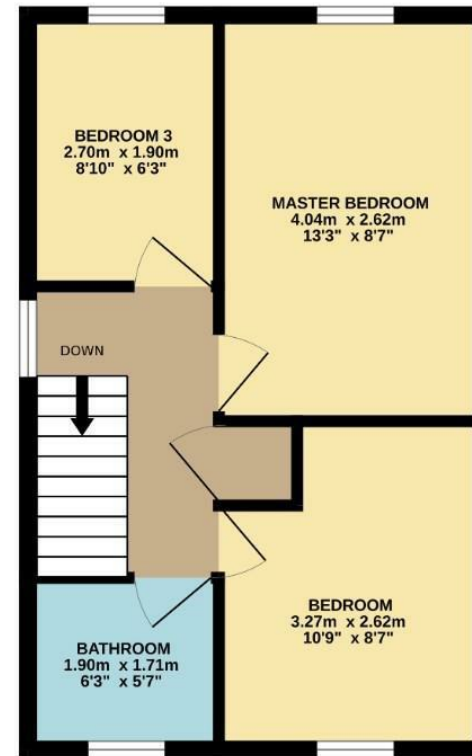


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

GROUND FLOOR  
33.0 sq.m. (356 sq.ft.) approx.



1ST FLOOR  
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 66.1 sq.m. (711 sq.ft.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	82
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		