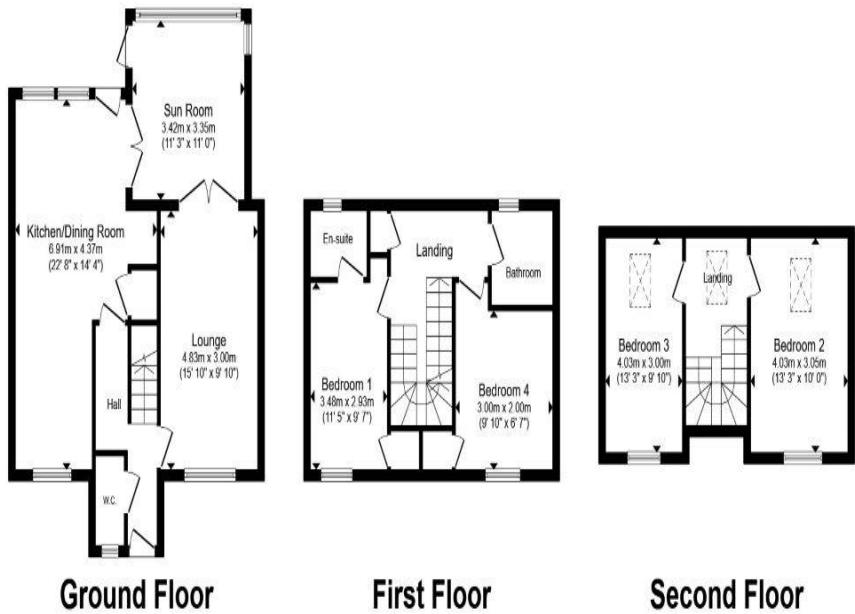




Cleves Road, Haverhill, CB9 9QN



Total floor area 123.5 m² (1,329 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HST108271 - 0004

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.

welcome to Cleves Road, Haverhill

- Detached residence
- Double garage & driveway
- Three reception rooms

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

offers in excess of **£430,000**



Entrance Hall

Cloakroom

Kitchen / Dining Room

22' 8" max x 14' 4" max (6.91m max x 4.37m max)

Sun Room

11' 3" x 11' (3.43m x 3.35m)

Lounge

15' 10" x 9' 10" (4.83m x 3.00m)

First Floor Landing

Bedroom One

11' 5" max x 9' 7" max (3.48m max x 2.92m max)

En-Suite

Bedroom Four

9' 10" max x 6' 7" max (3.00m max x 2.01m max)

Bathroom

Second Floor Landing

Bedroom Two

13' 3" x 10' (4.04m x 3.05m)

Bedroom Three

13' 3" x 9' 10" (4.04m x 3.00m)

Front Garden

Rear Garden

william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk