Clarke Philips

Estate Agents & Property Management

HENRY CLOSE | HAVERHILL

Well Presented Family Home - No Chain

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Offers Over £315,000 Freehold

FEATURES

- Cambridge side of town, Ideal for commuters
- Easy access to local schools & shops
- Study/Garden/Bed Room on Ground Floor
- Landscaped Garden
- En-suite to Master
- Garage & Parking
- NO CHAIN
- Currently Let for £1250pcm on a periodic tenancy
- Solar Panels

DESCRIPTION

Situated within a quiet cul-de-sac, this spacious three-bedroom townhouse offers around 1,475 sq ft of versatile accommodation arranged over three floors.

The ground floor comprises an entrance hall, cloakroom and a useful study/family room, ideal for home working or as an occasional fourth bedroom, together with access to the integral garage.

On the first floor is the main living accommodation, including a generous living room with adjoining dining area, separate kitchen and family bathroom.

The second floor provides three bedrooms, including a spacious principal bedroom with en-suite shower room, alongside two further bedrooms.

The property is conveniently positioned for local schools, shops and everyday amenities, with good road links towards Cambridge and the surrounding area, making it well suited to families and commuters alike.

ACCOMMODATION

Entrance Hall

Downstairs WC
Suite comprising low level WC, pedestal wash hand basin, part-tiled. Window to front aspect.

Family Room / Study 8'9" x 10'10" (2.69m x 3.32m)
Window and door to rear aspect.

First Floor

Kitchen 10'5" x 8'9" (3.2m x 2.69m)
Wide selection of wall and base units with gas gob, oven with grill and integrated fridge/freezer. Space and plumbing for dishwasher and washing machine. Window to rear aspect.

Lounge/Diner 20'8" x 10'0" (6.32m x 3.07m)
Window to rear aspect, double glazed French doors to Juliette balcony with wrought iron balustrades to front

Family Bathroom
Part tiled walls, white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, fitted shower.

Second Floor

Master Bedroom 10'9" x 9'3" (3.28m x 2.82m)
Build in double wardrobe. Window to front aspect.

En-suite
Part-tiled walls with suite comprising vanity wash hand basin with mixer tap over, low level WC, tiled shower cubicle with glazed splash screen.

Bedroom 2 10'9" x 7'8" (3.3m x 2.36m)
Built in double wardrobe, window to rear aspect.

Bedroom 3 9'1" x 8'9" (2.77m x 2.67m)
Window to rear aspect.

Garage
Integral garage with power and light.

Outside
Paved driveway providing off-road parking for two vehicles. Side gated access leads to the fully enclosed rear garden on three levels with immediate patio area, and the remainder is laid to lawn with various plants and shrubs.

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Spacious Property Spread Over 3 Floors

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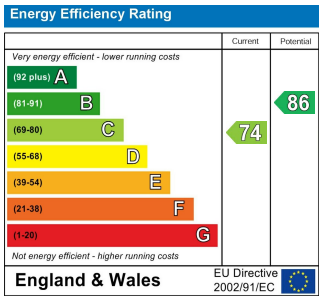

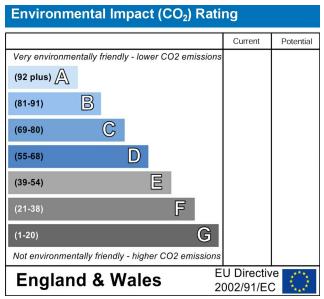

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.