

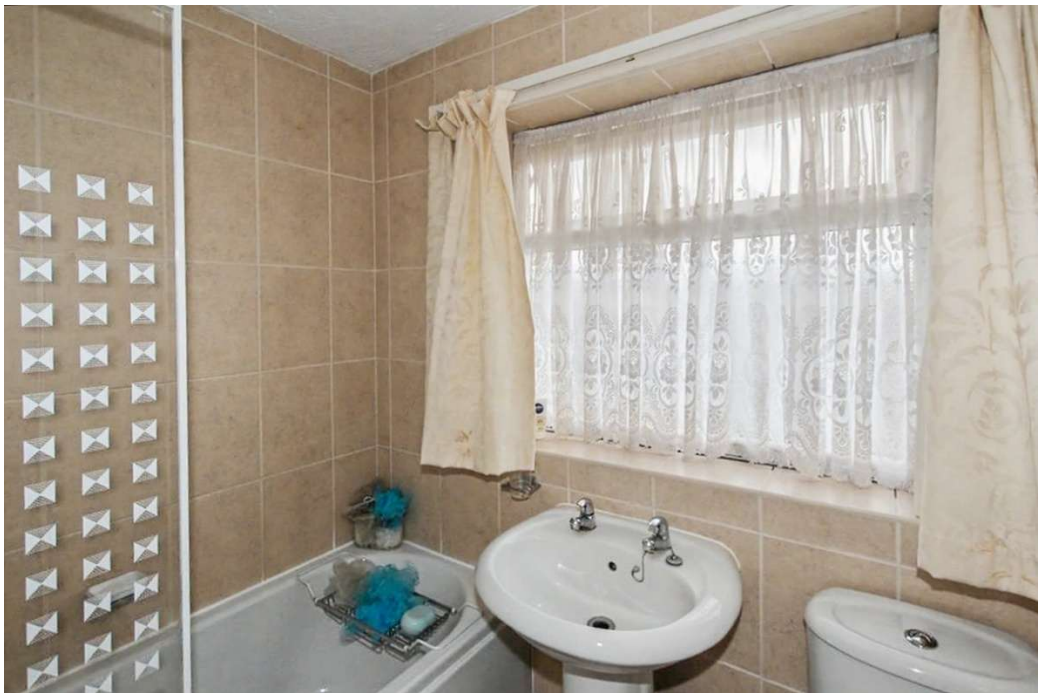


Downs Crescent, Haverhill
£299,995 Freehold



21 Downs Crescent, Haverhill, Suffolk CB9 9LQ





Ground Floor

Part Glazed UPVC door and side panel opening to:

Entrance Hall: Stairs to first floor, radiator, door to:

Lounge 15'4 x 11'7 (4.57m x 3.35m): UPVC double glazed window to front elevation, radiator, door to:

Kitchen/Diner 18'5 x 8'9 (5.48m x 2.44m): UPVC double glazed window to rear elevation, part glazed door opening to rear garden, part tiled walls complimenting ample wall and base level units with worktops over, sink with single drainer with mixer taps over, electric oven with induction hob above, wall mounted gas fired combi boiler, plumbing for washing machine, space for appliances, radiator, UPVC Patio doors to

Conservatory 9 x 8'7 (2.74m x 2.44) UPVC double glazed windows, French doors to rear garden.

First Floor

Landing: Access to loft, UPVC double glazed window to side elevation, doors to:

Bedroom One 11'7 x 10'2 (3.35m x 3.04m): UPVC double glazed window to front elevation, radiator.

Bedroom Two 11'8 x 9'2 (3.34m x 2.74m): UPVC double glazed window to rear elevation, radiator.

Bedroom Three 7'8 x 7'8 (2.13m x 2.13m): UPVC double glazed window to front elevation, radiator.

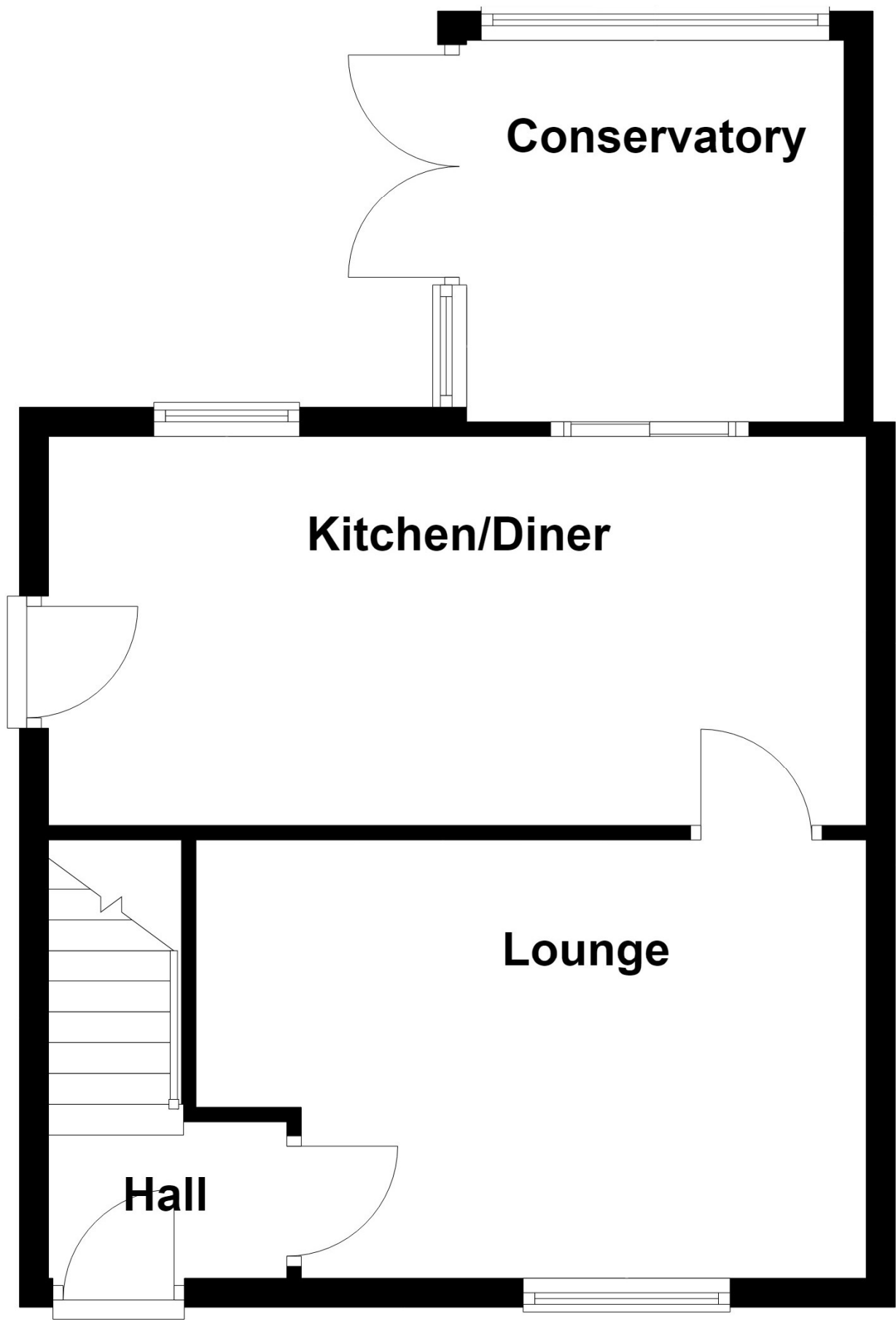
Bathroom: Obscure double glazed window to rear elevation, ceiling to floor tiling with suite comprising, low level WC, panelled bath with mixer taps and shower over, pedestal wash hand basin, tiled flooring, radiator.

Exterior

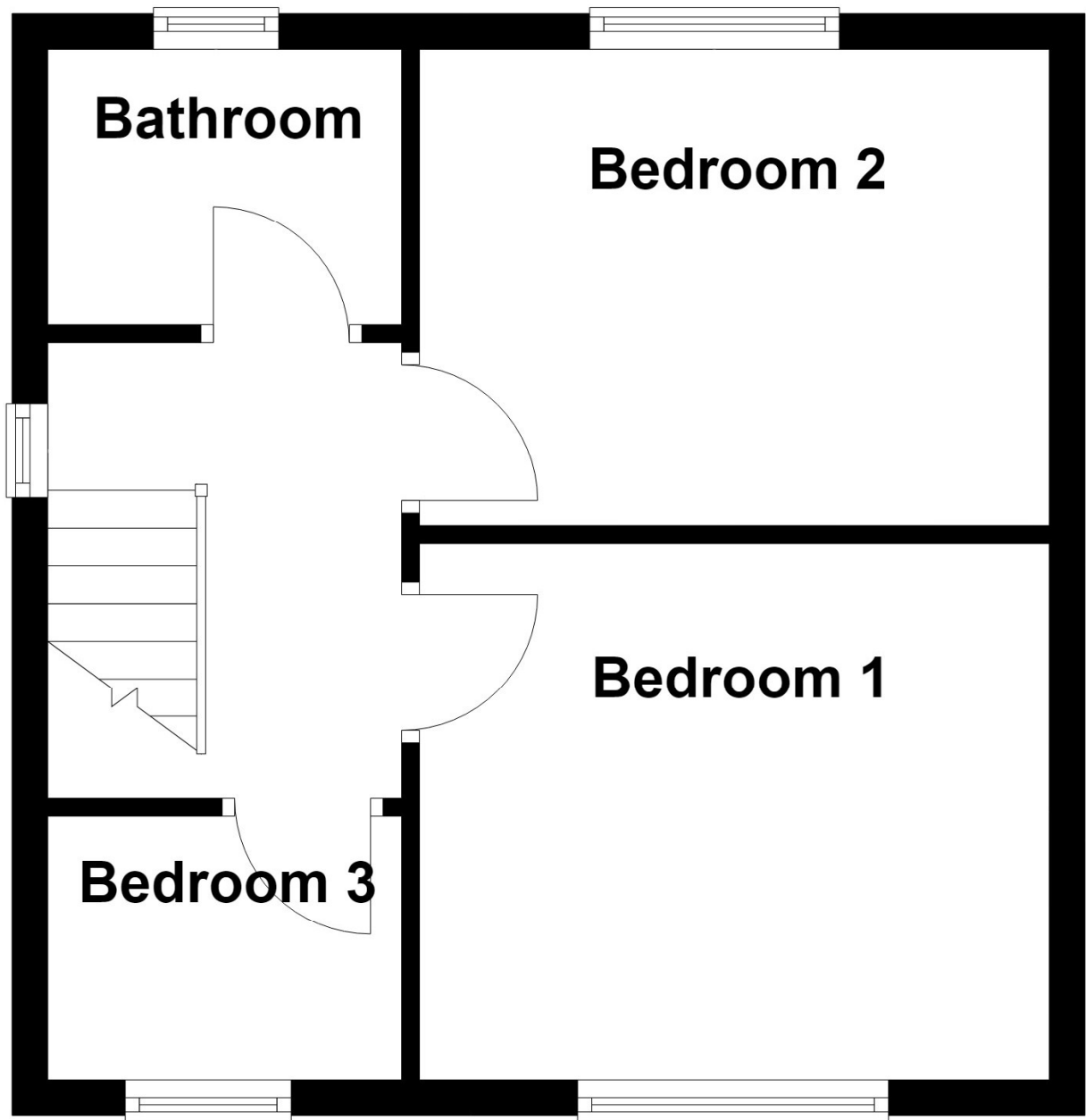
The Front Garden. Driveway and shingled area to front with remainder laid to lawn, gated side pedestrian access to rear garden.

The Rear Garden Generous garden with a mixture of timber fencing and hedging to boundaries with mature shrub borders and remainder laid to lawn, timber shed and composite storage unit to remain, outside water tap and external lighting.

Ground Floor



First Floor



ADDITIONAL INFORMATION

Local Authority – West Suffolk Council

Council Tax - C

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ADVICE**

AGENTS NOTE

None of the services, appliances or heating installations have been tested by the selling agent. Fixtures and fittings are excluded unless specifically mentioned. Items in photographs are not necessarily included. Floorplans are produced for illustration purposes only and are in no way a scale representation of the accommodation. All dimensions are approximate

As the sellers agents, we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

These sales particulars do not constitute a contract or part of a contract.