

7 Rogers Road - Asking Price £280,000

Haverhill CB9 7NP

shires

Estate & Letting Agents



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Asking Price £280,000

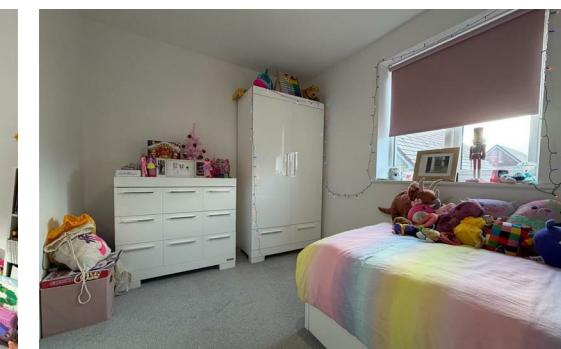
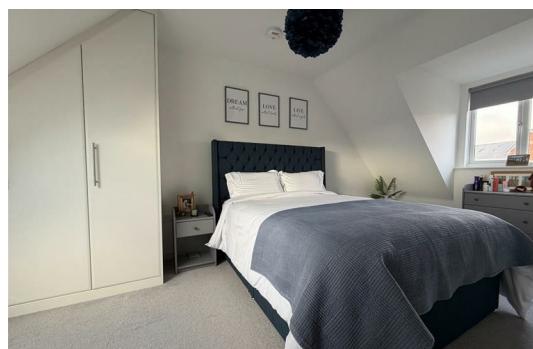
The Property

Nestled in the sought-after estate of Boyton Place on Rogers Road, Haverhill, this modern semi-detached house, built in 2021, presents an excellent opportunity for families seeking a contemporary home. With three well-proportioned bedrooms, this property is designed to accommodate the needs of a growing family comfortably.

Upon entering, you are greeted by a inviting reception room, perfect for both relaxation and entertaining guests. The layout of the home promotes a sense of space and light, making it an ideal environment for family living.

The property boasts parking for two vehicles, a valuable feature in today's busy world. The modern design and construction of the house mean that it benefits from the latest building standards, offering energy efficiency and low maintenance.

This home is available for viewing now, allowing prospective buyers to appreciate its charm and functionality firsthand. With its prime location in a popular estate, this semi-detached house is not just a property; it is a family home waiting to create lasting memories. Don't miss the chance to make this delightful residence your own.



Features

- Three Bedroom Semi Detached Home
- New Build Property built in 2021
- Three Story Living
- Covered Driveway with Parking for two vehicles
- Integrated Appliances including Fridge Freezer, Washing Machine, Double Oven & Hob
- 7 Years NHBC Warranty Remaining
- Beautifully Presented Throughout
- Ground Floor WC & First Floor Bathroom
- Turfed Rear Garden with direct access
- Open Plan Kitchen/ Living Space





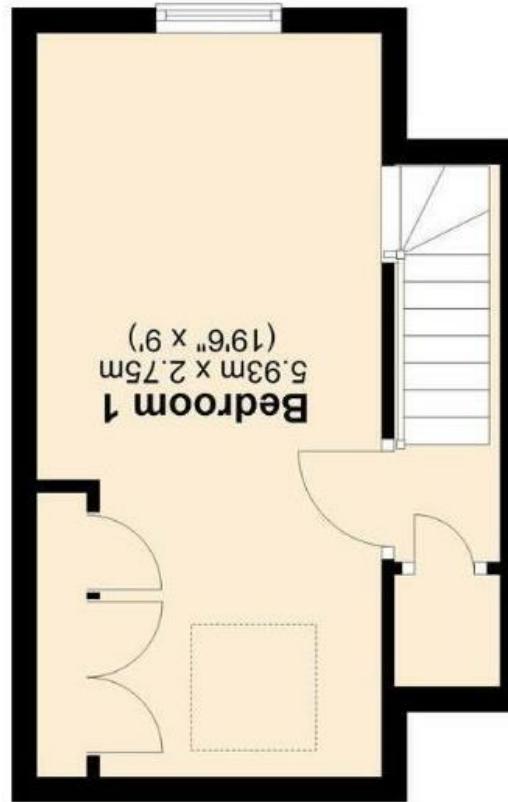
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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

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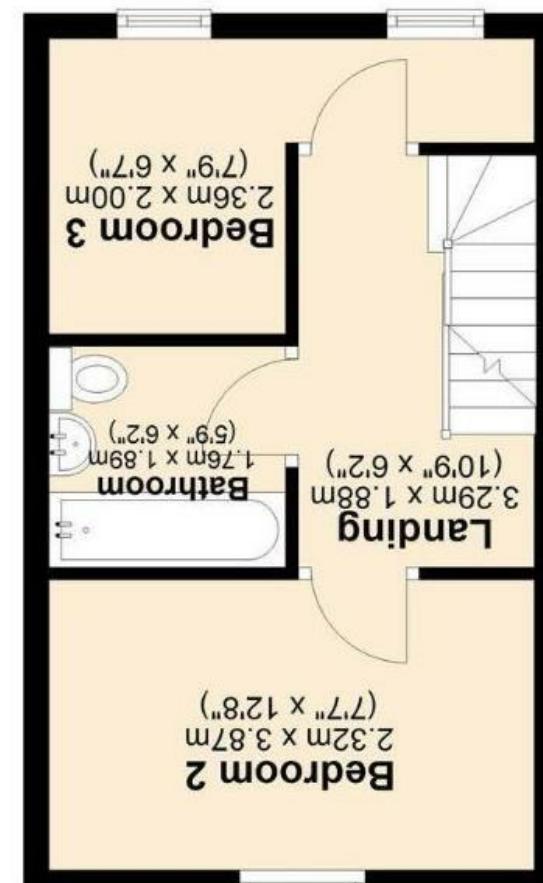
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England & Wales		
EU Directive		EU Directive
A (91-101)		96 (84)
B (89-90)		96 (84)
C (86-87)		96 (84)
D (83-84)		96 (84)
E (81-82)		96 (84)
F (78-80)		96 (84)
G (75-77)		96 (84)
Total environmental impact (kg/m²) - higher CO2 emissions		
Very environmental friendly (A) - lower CO2 emissions		
Low environmental friendly (G) - higher CO2 emissions		

Total area: approx. 72.4 sq. metres (779.0 sq. feet)



Second Floor



Approx. 25.6 sq. metres (276.1 sq. feet)

