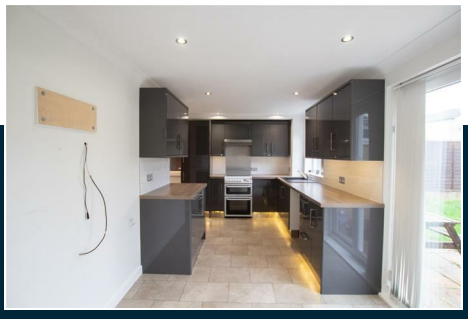


Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

The Causeway, Haverhill, Suffolk, CB9 9BY

A beautiful and spacious three bedroom terraced house located on the Parkway development. The property has been updated to include a high gloss kitchen with integrated fridge freezer, and driveway to the front. EPC Rating D. Council Tax Band B. Available ASAP

- Three Bedrooms
- Driveway
- Rear Garden
- Utility Area
- Kitchen Diner

£1,250 PCM

ACCOMMODATION with approximate room sizes

GROUND FLOOR

Entrance Hall
Stairs to first floor, doors to:

Living Room
13'10" x 11'10" (4.24m x 3.63m)
Window to front, built in media unit

Kitchen Diner
18'1" x 12'2" (5.53m x 3.71m)
Range of matching wall and base units with laminate worktop over, sink with drainer and mixer tap, integrated fridge and freezer, freestanding cooker, space and plumbing for a washing machine, cupboard housing boiler, under stairs storage cupboard, window to rear, patio door to garden, door to:

Inner Porch
Door to front of house, gate to garden, door to:

Utility Room
Worktop, space for appliances

FIRST FLOOR

Landing
Airing cupboard, doors to:

Bedroom 1
11'10" x 11'9" (3.63m x 3.60m)
Window to front, storage cupboard

Bedroom 2
13'3" max x 8'11" (4.06m max x 2.72m)
Window to rear

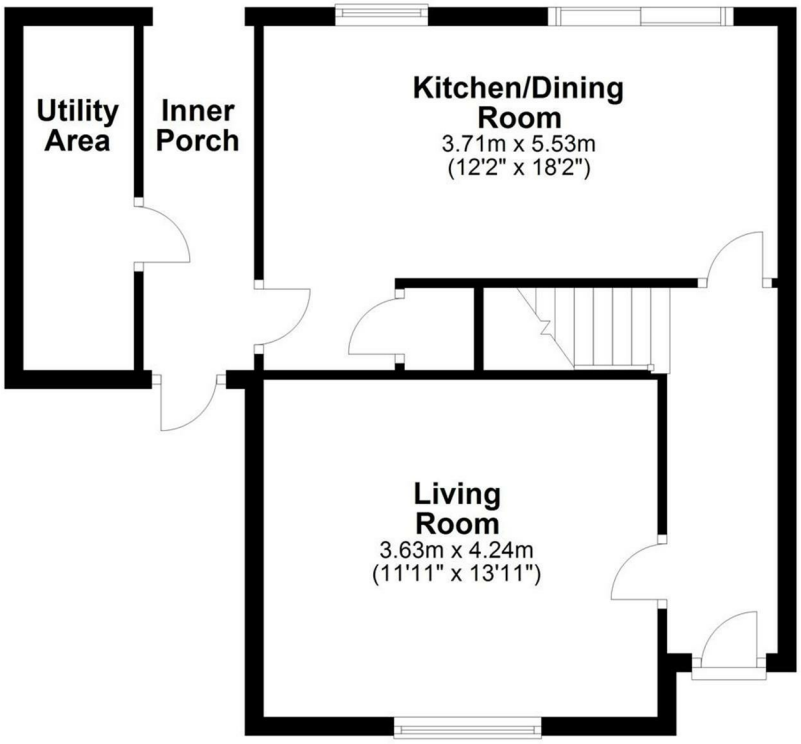
Bedroom 3
8'8" x 6'6" (2.65m x 2.00m)
Window to front

Bathroom
Panelled bath with electric shower over and glass screen, wash hand basin, window to rear

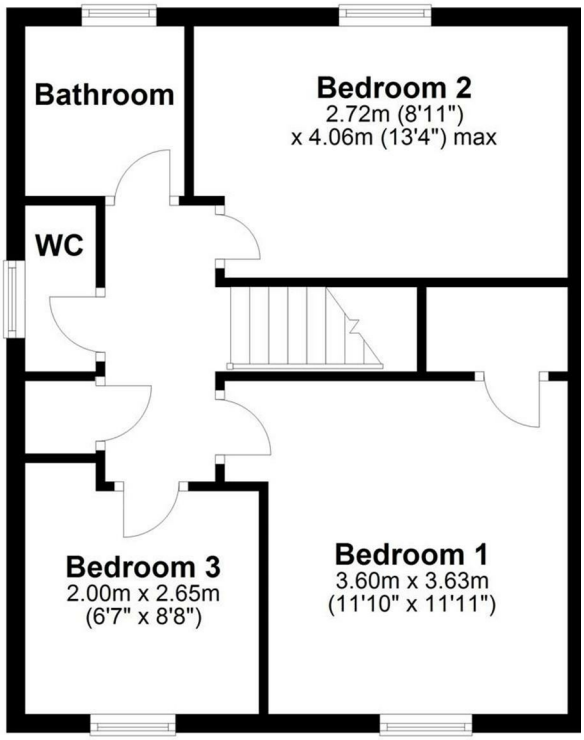
WC
Window to side, wc

OUTSIDE
The front of the property has shrubbery and a gravel and paved driveway providing off road parking for one vehicle. The rear garden is enclosed by timber fences with patio area.

Ground Floor



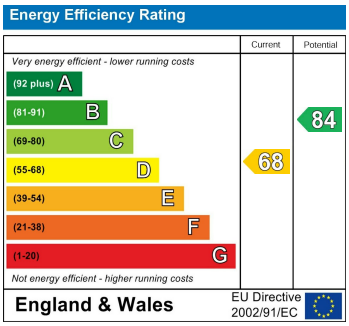
First Floor

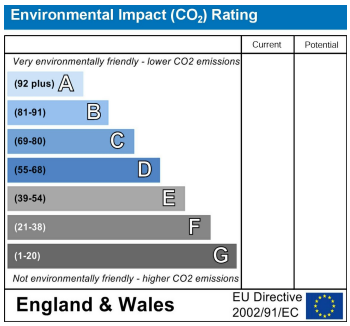


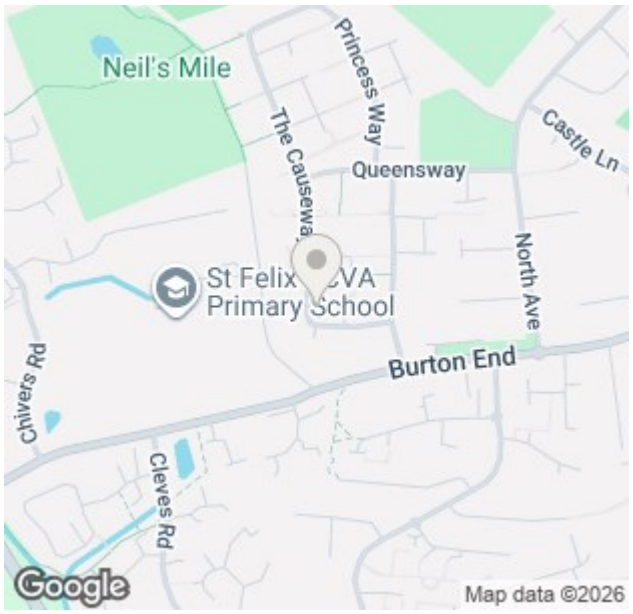
Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings







Special Notes

1. As the sellers agent 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.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.