



Beech Grove, Haverhill CB9 9JA

welcome to

Beech Grove, Haverhill

Beech Grove Haverhill is a two bedroom end terraced bungalow of approximately 714 sqft. Situated just 0.7 miles from the High Street.

Entrance Hallway

with storage cupboard and doors to...

Living Room

With dual aspect windows to the front and rear.

Kitchen

With a mix of wall and base units, and space for white goods and window to rear aspect.

Bedroom 1

With window to rear aspect.

Bedroom 2

With window to front aspect.

Shower Room

Part tiled with a walk in shower, low level Wc and wash hand basin.

Garden

to the rear which is mostly block paved, with a mix of shrubbery and bushes.

Agents Notes

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly. We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property. "The monthly service charge of £37.97 pcm is applicable to the property as a guide only and is

subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check. We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.





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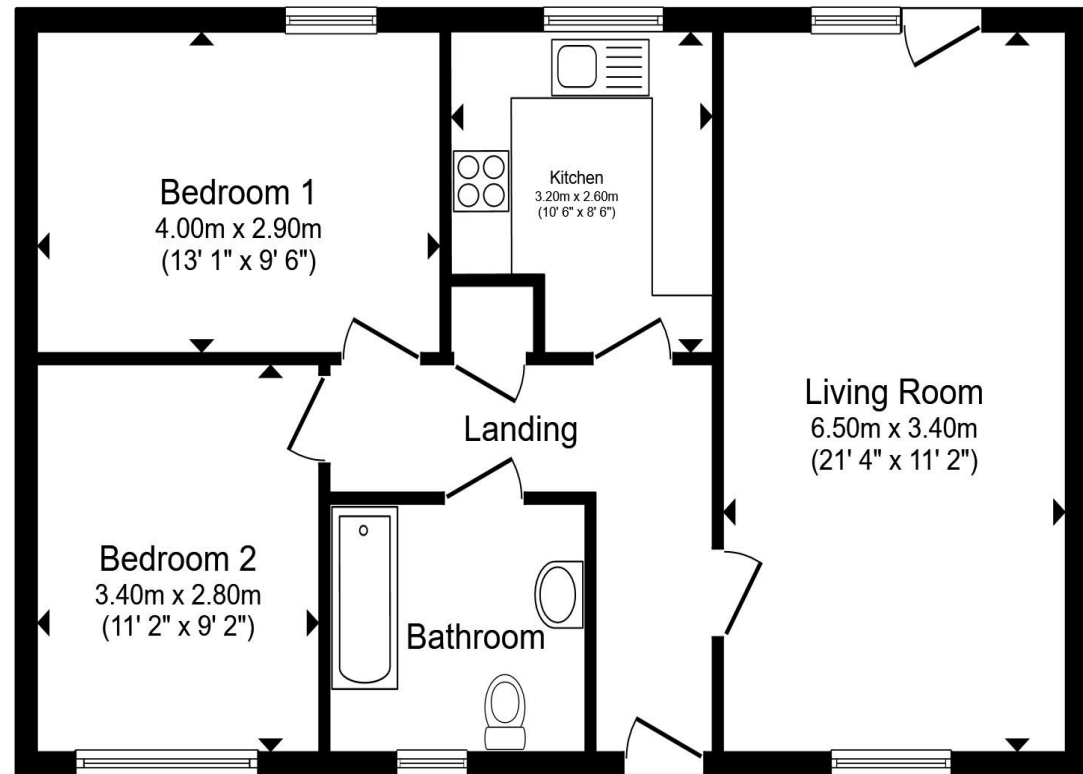
welcome to

Beech Grove, Haverhill

- Close to Town Centre
- Quiet Location
- Large Living Space
-
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Tenure: Freehold EPC Rating: D
Council Tax Band: B

£225,000



Total floor area 66.3 m² (714 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.focalagent.com



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Property Ref:
NEM100251 - 0006

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.



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