JAMIE WARNER
ESTATE AGENTS

36 Coupals Close, Haverhill, Suffolk, CB9 7UT

Guide Price £155,000

- Two Generous Bedrooms
- Attractive Bathroom Suite
- Open Plan Living Area
- Double Glazing
- Modern Kitchen With Appliances
- Must Be Viewed

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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36 Coupals Close, Haverhill CB9 7UT

Welcome to this charming maisonette located in the desirable area of Coupals Close, Haverhill. This property boasts a cosy reception room, ideal for relaxing after a long day. With two generous bedrooms, there is plenty of space.

Recently refurbished throughout, this maisonette offers a fresh and modern feel, ready for you to move in without the hassle of renovations.

Whether you are looking for your first home or considering a rental investment, this property is perfect for both. The ample residents' parking ensures convenience for you and your visitors.

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Council Tax Band: B

Open Plan Living

6'7" x 18'7"

The spacious open living area offers versatile and seamless flow into the elegantly designed and well-equipped kitchen, ideal for relaxation and socialising. Flooded with natural light from two front windows and a side window, the space boasts a harmonious blend of functionality and style. The kitchen features a selection of matching base and eye-level units, ample worktop space, a convenient breakfast bar with storage, a stainless steel sink with a mixer tap, integrated appliances including a fridge/freezer, an electric fan-assisted oven, a ceramic hob with an extractor hood, and Karndean flooring. Completing the space is a wall-mounted convector heater and a staircase leading to the entrance door below.

Inner Hall

Double storage cupboard, Karndean flooring, access to bedrooms and bathroom.

Bedroom 1

10'6" x 9'9"

A delightful double bedroom featuring a rear window, an electric convection heater, and Karndean flooring.

Bedroom 2

7'5" x 8'8"

Another spacious bedroom featuring a rear-facing window, an electric convection heater, and Karndean flooring.

Bathroom

A newly refurbished bathroom features an attractive three-piece suite, including a panelled bath with an independent electric over, a pedestal wash hand basin with a mixer tap, and a low-level WC.

Outside

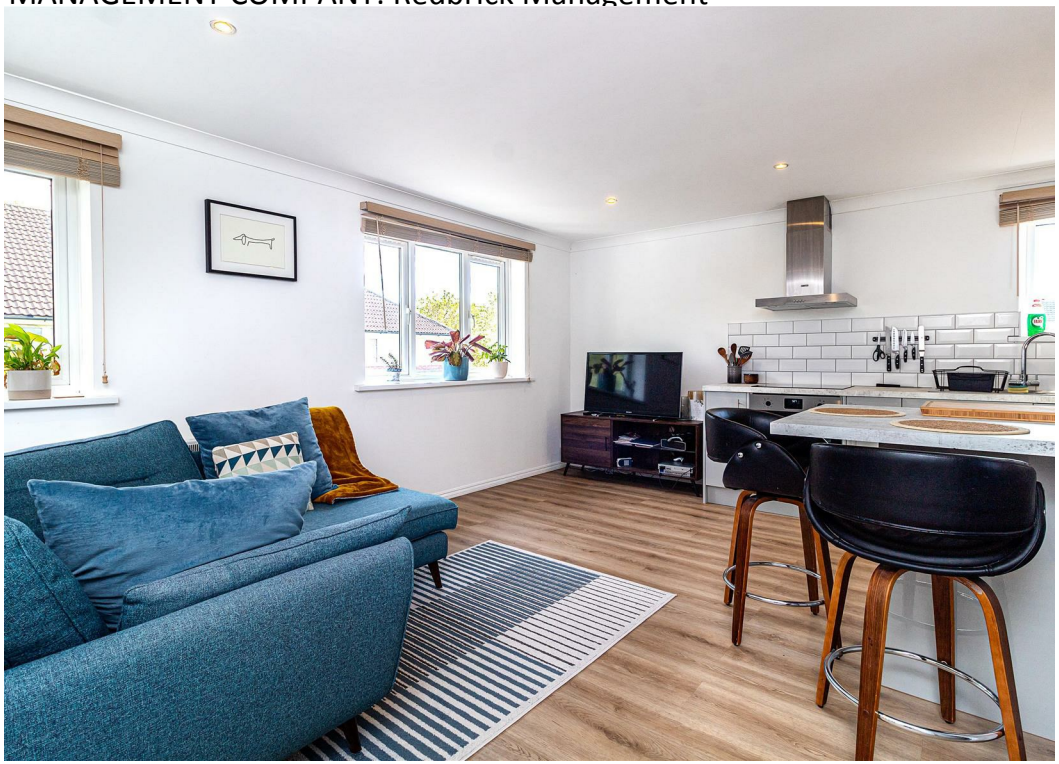
The property benefits from access to a beautifully maintained communal garden - an ideal spot for outdoor relaxation. Convenient parking is available within the private residents' car parks.

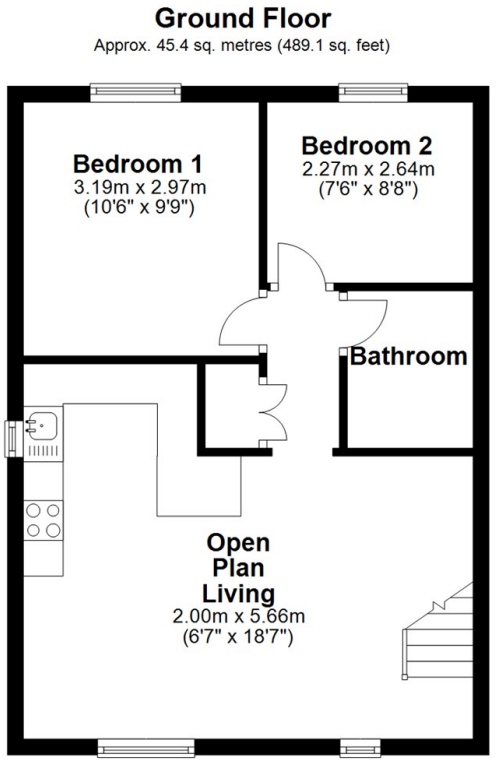
LEASE DETAILS

ANNUAL SERVICE CHARGE: £763.19 (2023)

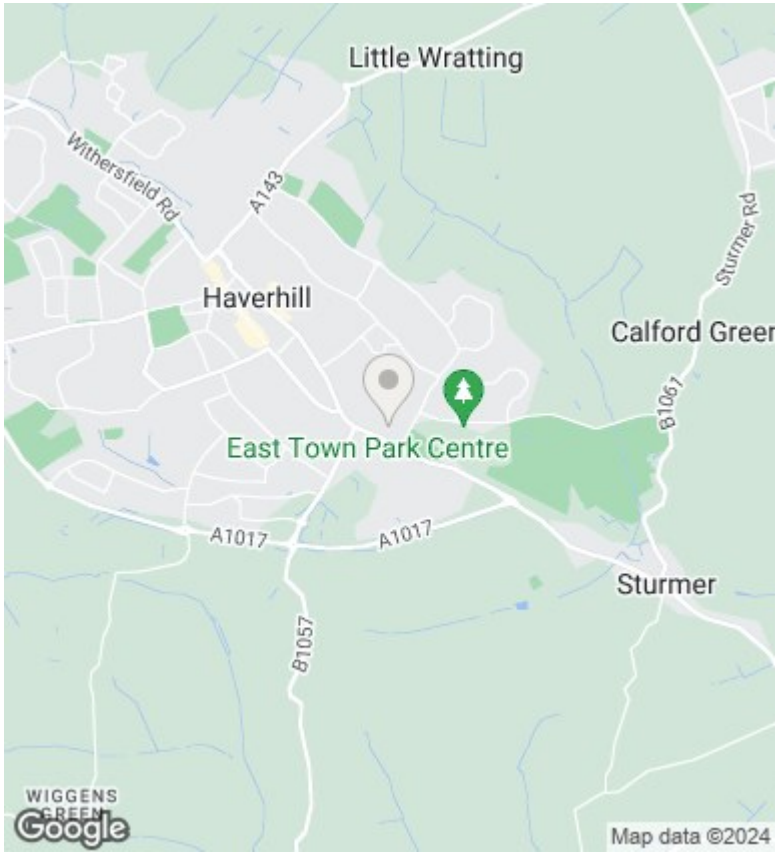
LEASE REMAINING: 91 Years

MANAGEMENT COMPANY: Redbrick Management





Total area: approx. 45.4 sq. metres (489.1 sq. feet)



Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

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