



JAMIE WARNER  
— ESTATE AGENTS —



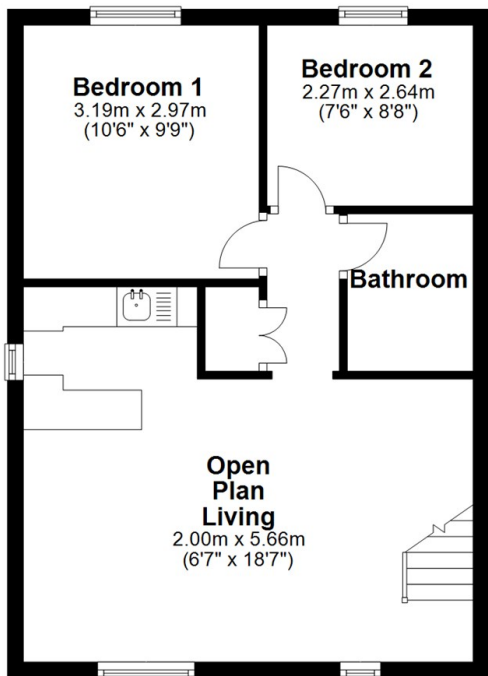
## 40 Coupals Close, Haverhill, CB9 7UT

Guide Price £155,000

- Two generous bedrooms
- Re-decorated and re-carpeted throughout
- Attractive communal garden
- Open plan-living space
- Modern digital electric heating
- Ample residents parking
- Pleasant bathroom suite
- Double Glazing
- No onward chain

### Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



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



### Viewings

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

### Council Tax Band

C

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

