

# 19 Billings Close - Offers In Excess Of £300,000

Haverhill Suffolk CB9 9SA



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# Offers In Excess Of £300,000

## The Property

Billings Close combines comfort and practicality in a well-presented home. The property offers three generously sized bedrooms, including one with an en suite for added convenience.

The ground floor features a bright and welcoming reception room, ideal for everyday living and occasional entertaining. The layout is thoughtfully designed to make the most of the available space.

Outside, a private garden provides a pleasant area for relaxation or outdoor dining. The property also benefits from parking for two vehicles, which is a real advantage in this location.

Situated on the Cambridge side of town, the home is well placed for local amenities, schools, and transport links, making it a suitable choice for families and commuters alike.

This property offers a practical and well-located option for buyers seeking space and convenience. With three bedrooms, an en suite, a private garden, and off-road parking, it represents an excellent opportunity for families and first time buyers alike.

## Features

- THREE BEDROOMS
- CAMBRIDGE SIDE OF TOWN
- POPULAR MEADOWLANDS DEVELOPMENT
- OFF ROAD PARKING
- EN SUITE
- CLOSE TO AMENITIES
- KITCHEN DINER
- COUNCIL TAX BAND C
- GROUND FLOOR WC
- MUST BE VIEWED





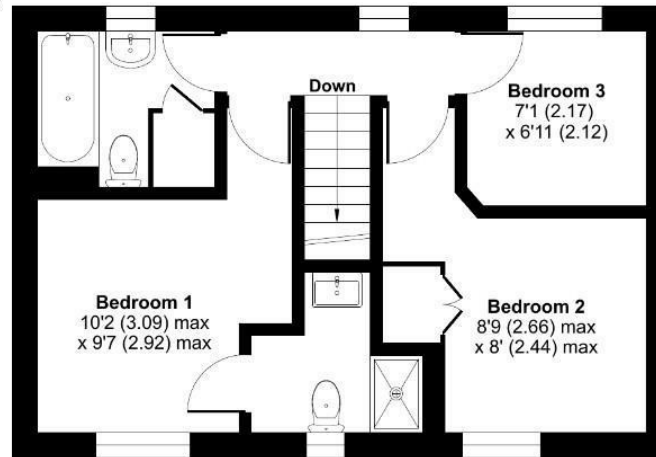
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



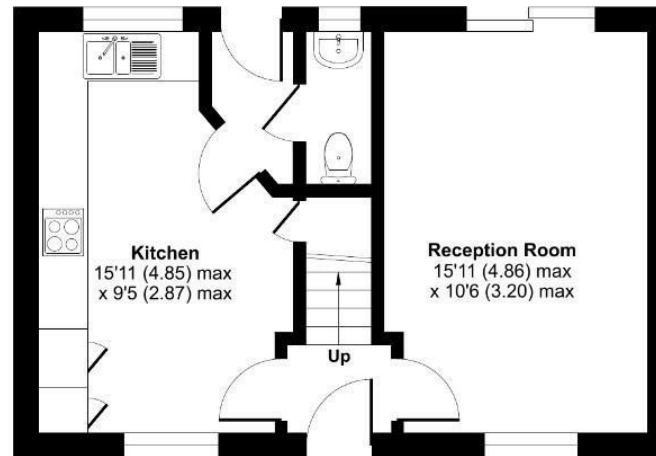
# Billings Close, Haverhill, CB9

Approximate Area = 774 sq ft / 71.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Abbey Sales and Lettings. REF: 1382329



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	84
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

Shires Residential  
 12 High Street, Haverhill, Suffolk, CB8 8AR  
 T: 01440 707976  
 E: haverhill@shiresestateagents.co.uk  
 www.shiresresidential.com