

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



**2B Mount Road, Suffolk**  
**CB9 8ED**  
**£180,000**

Nestled on the charming Mount Road in Haverhill, this delightful one-bedroom mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-proportioned bedroom and modestly sized bathroom, making it ideal for individuals or couples looking for a cosy home.

One of the standout features of this property is its prime location. Residents will find themselves within walking distance of local amenities, ensuring that shops, cafes, and essential services are just a short stroll away. This accessibility adds to the appeal, making daily life both easy and enjoyable.

The house is available for immediate occupancy, allowing you to settle in without delay. With its inviting atmosphere and practical layout, this mid-terrace home is perfect for anyone looking to embrace the vibrant community of Haverhill.

Do not miss the chance to make this lovely property your new home.

- 1 Bedroom Terraced House
- On Street Parking
- Walking distance to local amenities
- Available Now
- Open Plan Kitchen/Livingroom
- Modestly Sized Family Bathroom
- Double Bedroom



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(95-100) <b>A</b>		(81-85) <b>A</b>	
(81-94) <b>B</b>		(66-80) <b>B</b>	
(69-80) <b>C</b>		(50-65) <b>C</b>	
(55-68) <b>D</b>		(35-49) <b>D</b>	
(39-54) <b>E</b>		(21-34) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	