

Balmforth

Estate Agents, Valuers & Letting Agents



78 Hales Barn Road

Haverhill, CB9 9SE

Offers In Excess Of £225,000



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UPVC entrance door into:

ENTRANCE HALLWAY

Radiator. Door to:

CLOAKROOM

Fitted with a matching white suite comprising low level WC and wash hand basin. Part tiled walls. Extractor fan. Radiator.

LOUNGE

14'6 x 10'4 (4.42m x 3.15m)

UPVC double glazed window to front aspect. Electric fire and surround with marble effect hearth. Understairs storage cupboard. Door to:

KITCHEN/DINER

13'5 x 8'5 (4.09m x 2.57m)

UPVC double glazed window to rear aspect. UPVC sliding doors leading out to the rear garden. Fitted with a range of matching base and wall units with worktops over. Stainless steel sink and drainer. Integrated appliances including washing machine, dishwasher, double electric oven, gas hob and extractor fan. Tiled flooring. Stairs rising to first floor.

FIRST FLOOR

LANDING

Airing cupboard housing immersion tank. Access to loft space.

BEDROOM ONE

10'7 x 8'0 (3.23m x 2.44m)

UPVC double glazed window to front aspect. Built in double wardrobes. Radiator. Door to:

EN-SUITE

UPVC double glazed window to front aspect. Fitted with a matching 3-piece suite comprising corner shower enclosure with sliding door, wash hand basin with mixer tap over and low level WC. Part tiled walls. Extractor fan.

BEDROOM TWO

10'10 x 7'1 (3.30m x 2.16m)

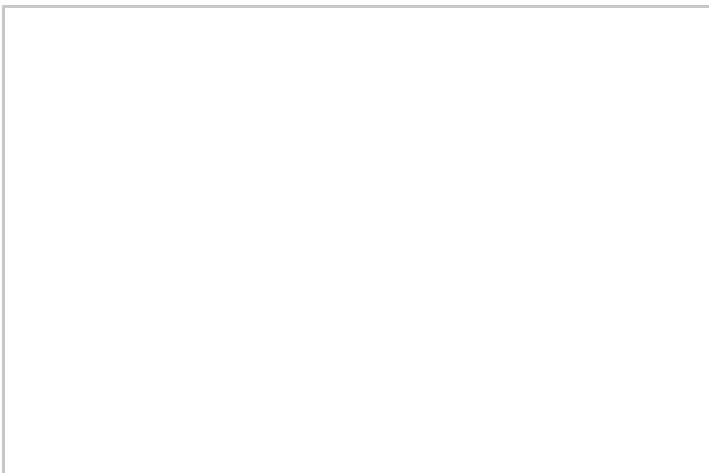
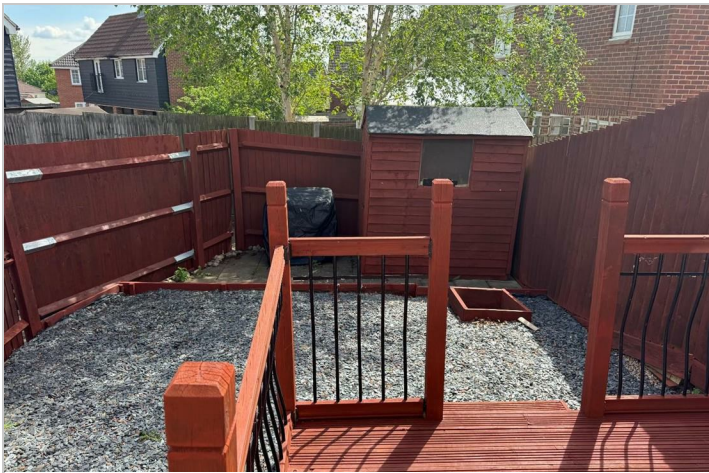
UPVC double glazed window to rear aspect. Built in double wardrobe. Radiator.

BATHROOM

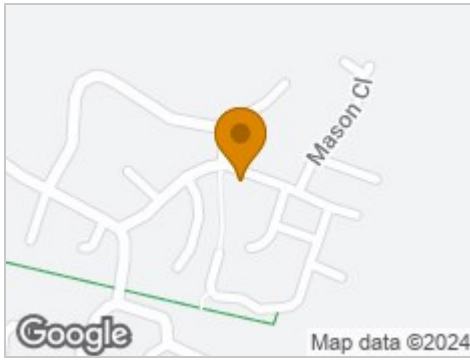
Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising side panelled bath with shower attachment over, wash hand basin and low level WC. Part tiled walls. Extractor fan. Radiator.

OUTSIDE

The rear garden boundaries are enclosed by wooden panelled fencing. Rear gated access. Immediate patio area from the Kitchen/Diner ideal for outside entertaining with the remainder laid to slate. PARKING one allocated parking space is directly adjacent to the property.



Road Map



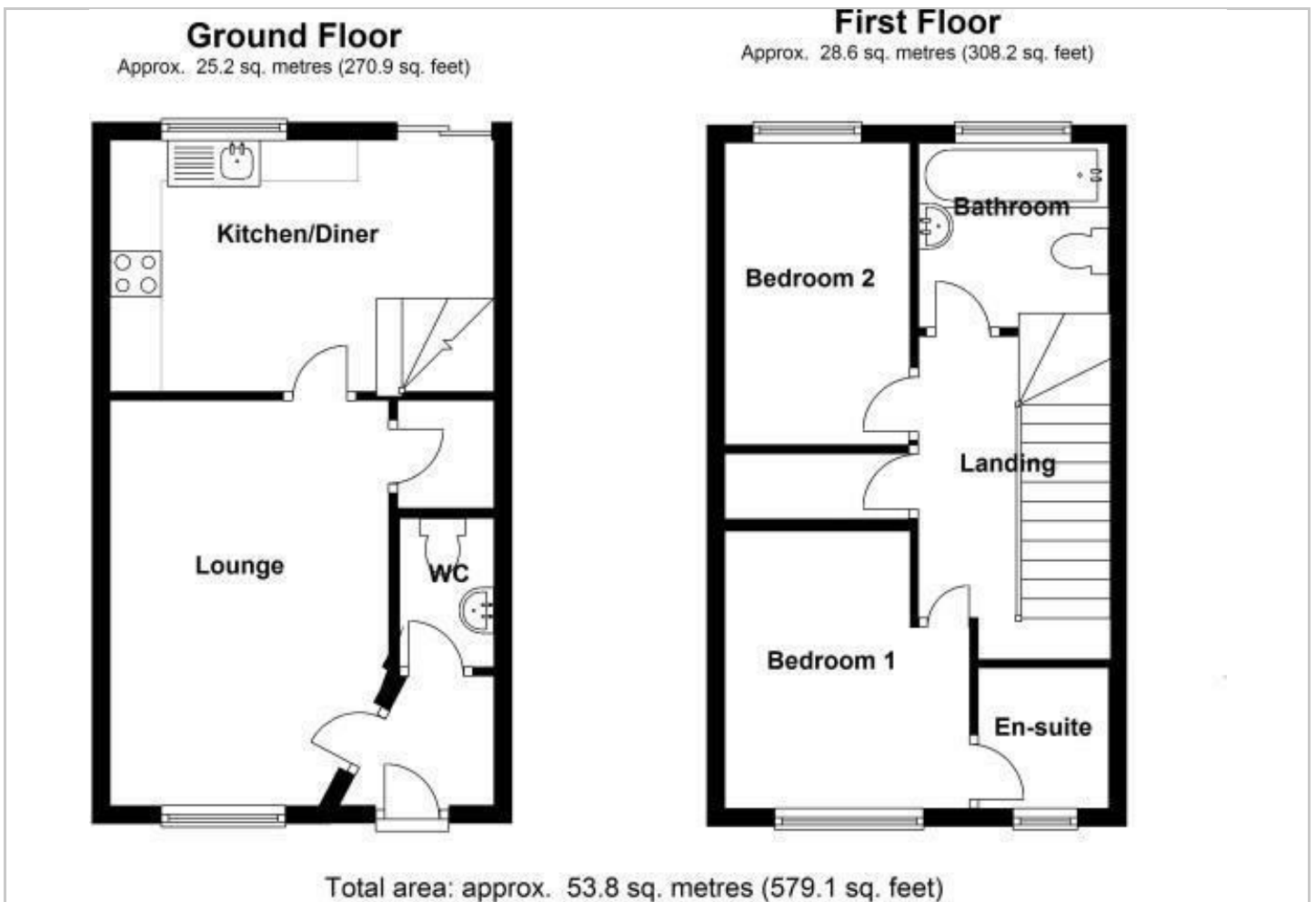
Hybrid Map



Terrain Map



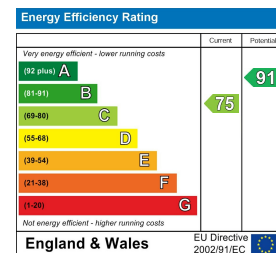
Floor Plan



Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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