

Balmforth

Estate Agents, Valuers & Letting Agents



34 Lordscroft Lane

Haverhill, CB9 0ER

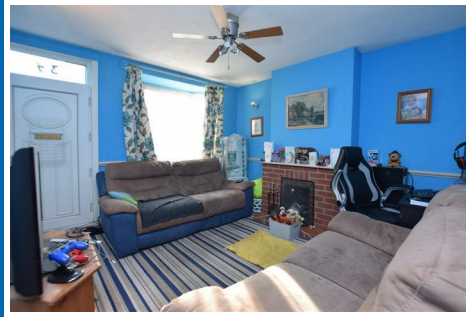
Asking Price £210,000



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UPVC entrance door leading into

LOUNGE

12'12 x 12' (3.66m x 3.66m)

UPVC bay window to front. Feature open brick fire place, currently not in use. Two radiators. Door to inner hallway with stairs rising to first floor.

DINING ROOM

12' x 9'11 (3.66m x 3.02m)

UPVC double glazed window to rear aspect. Large built in under stairs cupboard. Gas fire with back boiler behind providing domestic hot water and heating. Wood effect flooring. Radiator.

KITCHEN

16'9 x 7'3 (5.11m x 2.21m)

UPVC double glazed windows to rear and side aspects. UPVC door leading out into the rear garden. Recently re-fitted with a matching range of base and wall units with work surfaces over. Sink and drainer with mixer tap over. Built in free standing gas Range cooker with eight ring gas hob and extractor fan over. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Space for free standing fridge and freezer. Tiled splashbacks. Tiled flooring. Wall panel radiator.

FIRST FLOOR LANDING

BEDROOM ONE

12'1 x 12' (3.68m x 3.66m)

UPVC double glazed window to front. Built in cupboard housing immersion tank. Access to loft space. Feature original fire place. Radiator.

BEDROOM TWO

12' x 9'11 (3.66m x 3.02m)

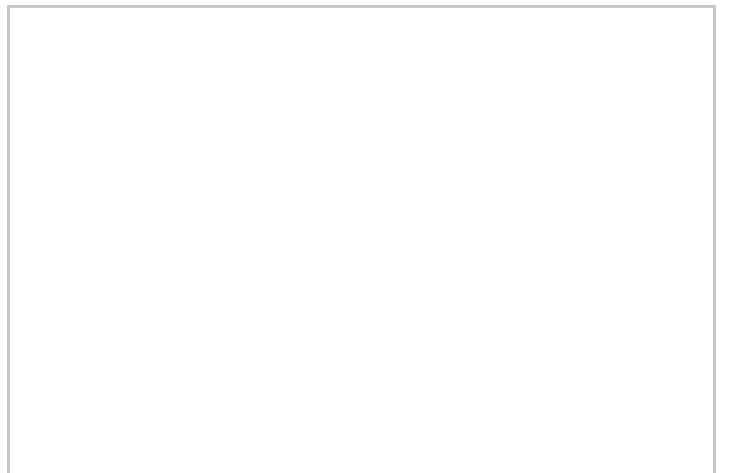
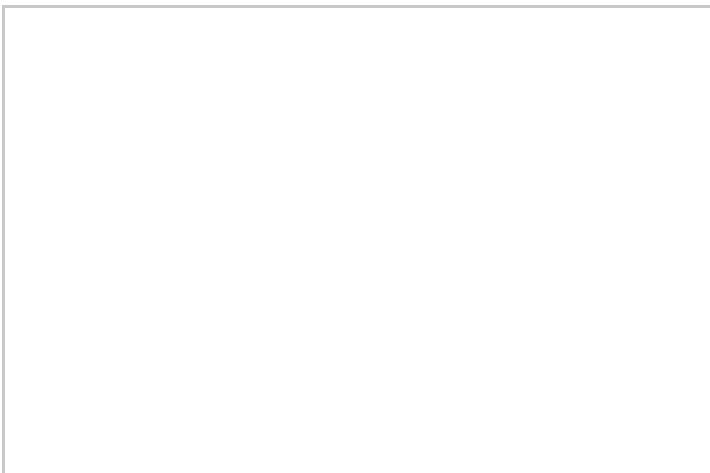
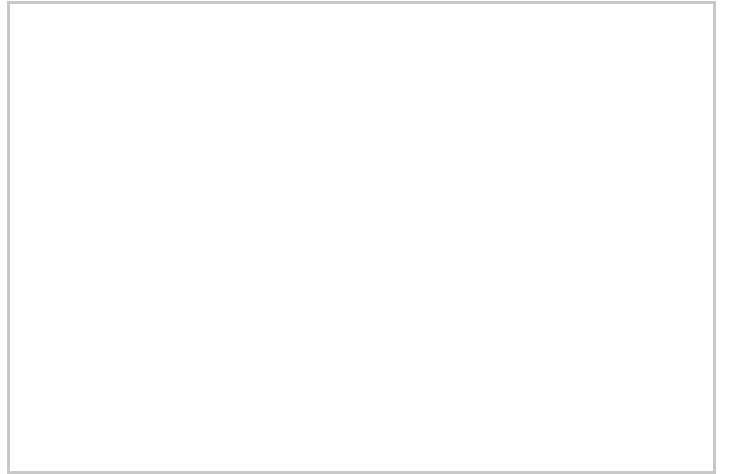
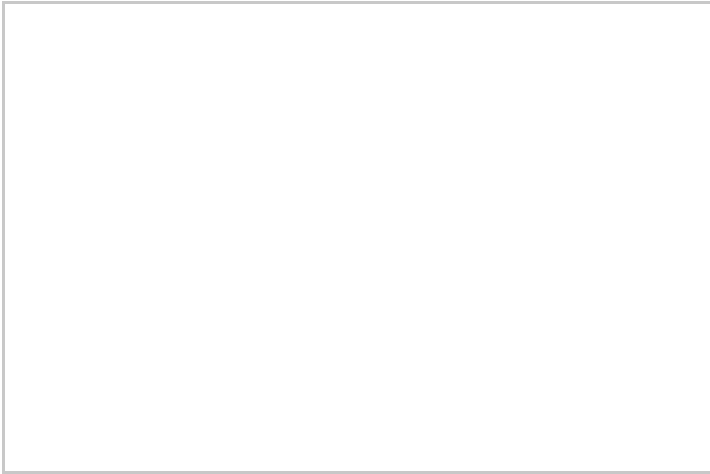
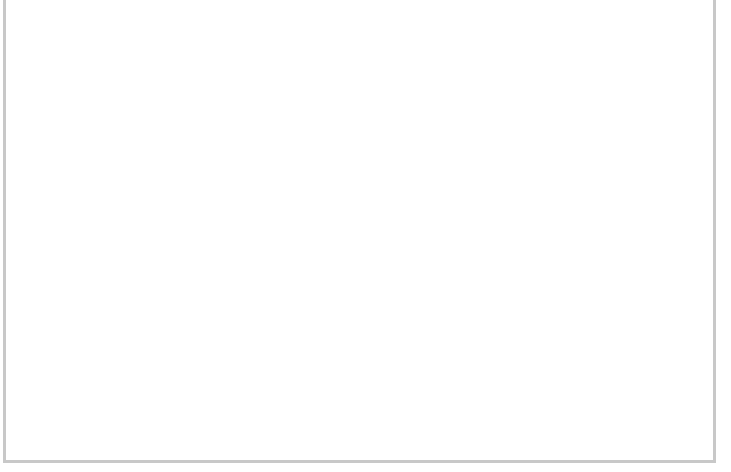
UPVC double glazed window to rear aspect. Feature original fire place. Radiator. Door to

RE-FITTED BATHROOM

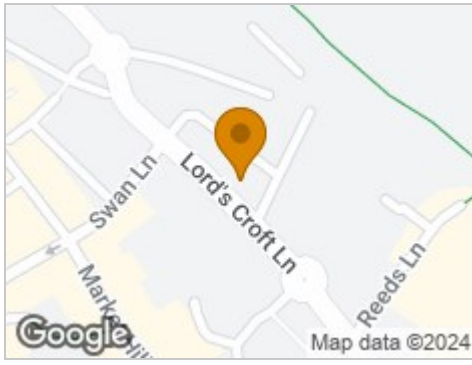
Obscure double glazed window to rear aspect. Recently re-fitted with a matching white suite comprising 'P' shaped bath with mixer shower attachment over, low level WC, wash hand basin with vanity unit below. Radiator. Inset spotlighting.

OUTSIDE

The front garden is low maintenance, laid to artificial lawn, pathway to front door. The rear garden is split into two sections, the first being laid to block paving with wooden gate and fencing leading to the remainder of the rear garden. Off street parking for two vehicles. Mainly laid to lawn with wooden shed located at the rear.



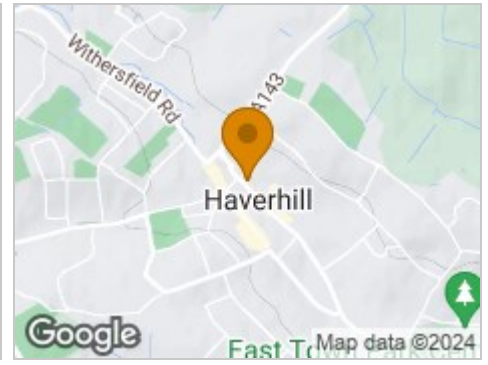
Road Map



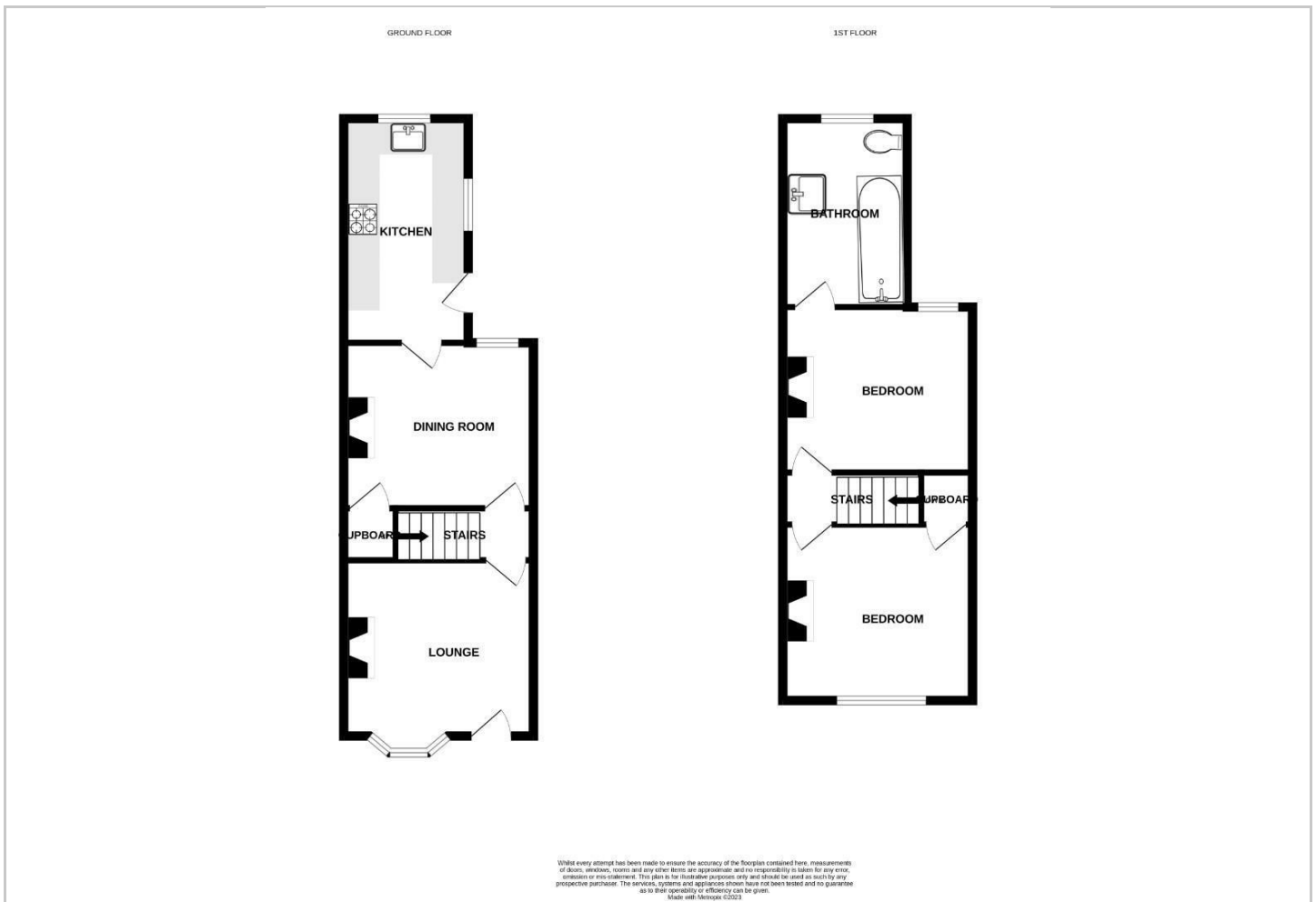
Hybrid Map



Terrain Map



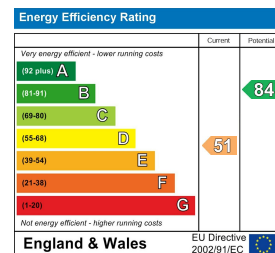
Floor Plan



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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