

Balmforth

Estate Agents, Valuers & Letting Agents



53 Horsham Close

Haverhill, CB9 7HN

Asking Price £255,000



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Entrance door leading into

ENTRANCE HALLWAY

Cupboard housing the Baxi gas boiler. Further storage cupboard housing the immersion cylinder. Access to loft space. Wood effect flooring. Radiator. Door to

BEDROOM TWO

9'8 x 9' (2.95m x 2.74m)

Wooden double glazed windows to front aspect. Radiator.

BEDROOM ONE

11'1 x 10'11 (3.38m x 3.33m)

Wooden double glazed windows to rear aspect. Built in wardrobes and drawers to one wall. Radiator.

FAMILY BATHROOM

Obscure wooden double glazed window to rear aspect. Fitted with a matching coloured suite comprising side panel bath with electric Triton shower over, low level WC, wash hand basin. Wood effect flooring. Radiator. Extractor fan.

LOUNGE

13'3 x 11'11 (4.04m x 3.63m)

Double glazed box bay window to front. Two radiators.

KITCHEN

10'11 x 7'11 (3.33m x 2.41m)

Wooden window to rear aspect. Fitted with a range of matching base and wall units with work surfaces over, stainless steel sink and drainer. Built in electric oven with four ring hob and extractor fan over. Space and plumbing for washing machine. Radiator. Tiled splashbacks. Door to

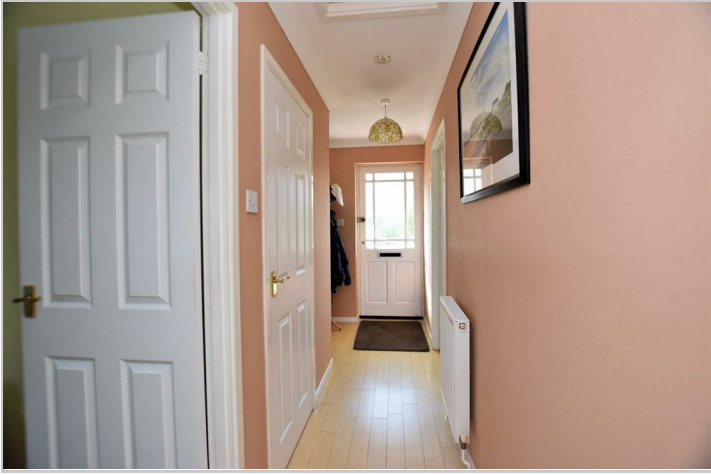
CONSERVATORY/DINING ROOM

11'9 x 8'8 (3.58m x 2.64m)

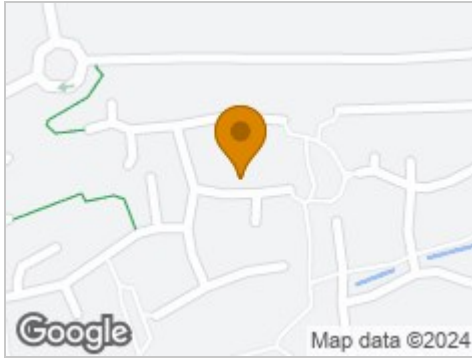
Part brick built with the remainder double glazed. Sliding patio doors leading out into the rear garden. Radiator. Wall light.

OUTSIDE

The bungalow enjoys a low maintenance front garden, mainly laid to shingle with pathway to front door. Located to the side of the property is a detached single garage with up and over type door and personal door to the garden. Driveway located to the front of the garage provides off street parking for one vehicle. Side gated access leads to the larger than average rear garden, enclosed to boundaries by wooden panel fence and conifers with a patio area with the remainder laid to lawn, raised vegetable beds. Greenhouse and further wooden garden shed.



Road Map



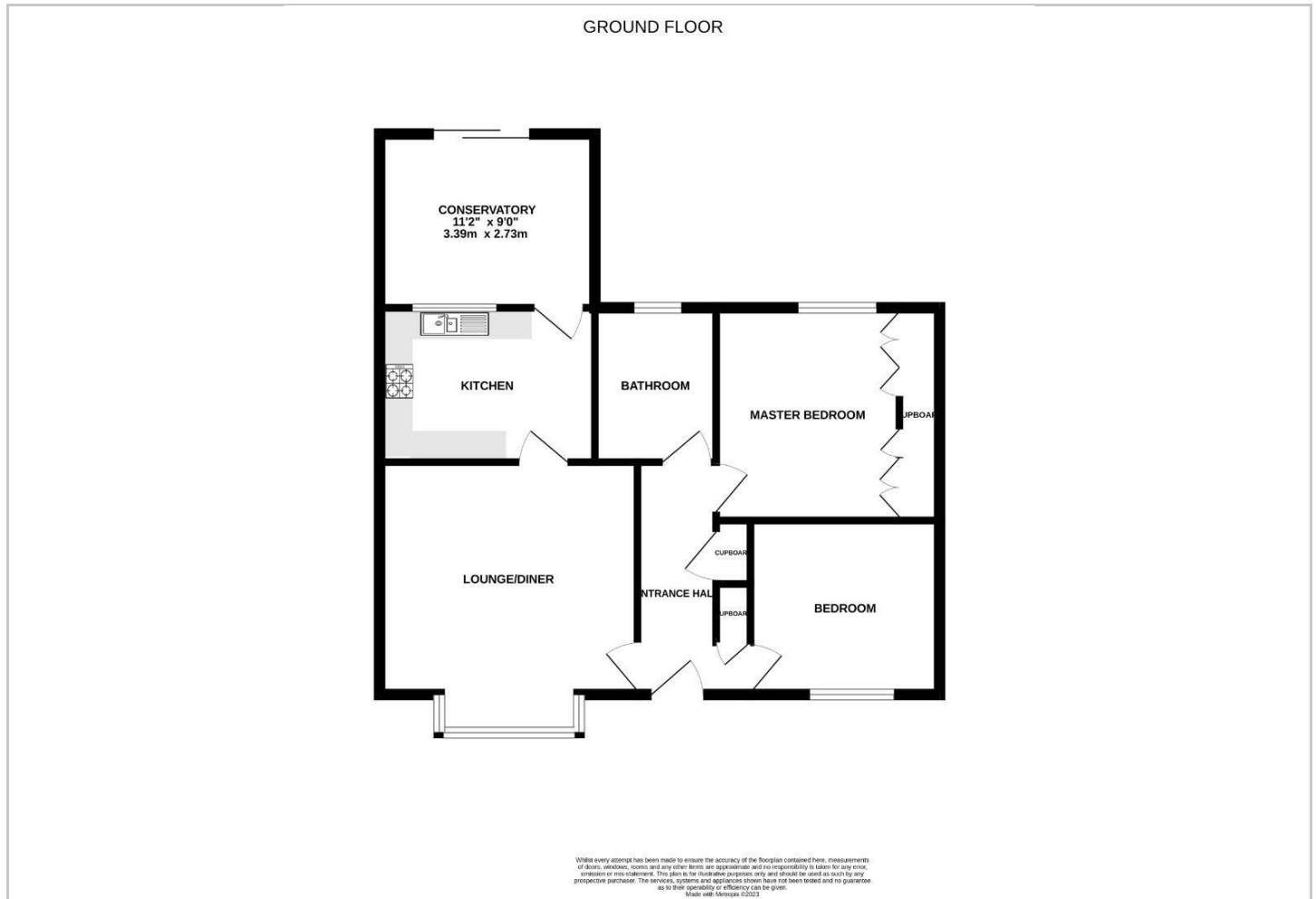
Hybrid Map



Terrain Map



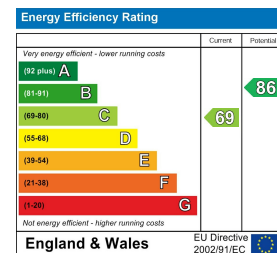
Floor Plan



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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