

Balmforth

Estate Agents, Valuers & Letting Agents



8 Ufford Place

Haverhill, CB9 0HS

Guide Price £210,000



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UPVC entrance door leading into

ENTRANCE HALLWAY

Wood effect flooring. Radiator. Stairs rising to the first floor. Storage cupboard. Door to

CLOAKROOM

Obscure double glazed window to front aspect. Fitted with a suite comprising low level WC, wash hand basin. Radiator.

KITCHEN DINER

14'2 x 8'4 (4.32m x 2.54m)

UPVC double glazed window to front aspect. Fitted with a matching range of base and wall units with work surfaces over, stainless steel sink and drainer. Wall mounted Vaillant gas boiler. Wood effect flooring. Space and plumbing for washing machine. Two large built in storage cupboards. Radiator.

LOUNGE

14'11 x 13'11 (4.55m x 4.24m)

UPVC door and UPVC double glazed window to rear aspect. Radiator. Wood effect flooring.

LANDING

Access to loft space. Two cupboards, one housing the immersion cylinder.

BEDROOM ONE

16'8 max x 8'5 (5.08m max x 2.57m)

UPVC double glazed window to front aspect. Radiator.

BEDROOM TWO

13'9 x 8'5 (4.19m x 2.57m)

UPVC double glazed window to rear aspect. Radiator.

BEDROOM THREE

10'9 x 6'3 (3.28m x 1.91m)

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to front aspect. Fitted with a matching white suite comprising large walk in shower cubicle with Triton shower. Low level WC, wash hand basin. Radiator.

OUTSIDE

The front garden is mainly laid to lawn with pathway to the front door. The fully enclosed rear garden, enclosed to boundaries by wooden panel fencing and mature hedging. Pathway leading to the rear door. Brick built storage shed. Remainder of the garden laid to lawn.



