

Balmforth

Estate Agents, Valuers & Letting Agents



32 Ruffles Road

Haverhill, CB9 0JX

Asking Price £225,000



32 Ruffles Road

Haverhill, CB9 0JX

Asking Price £225,000



Door to

ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Door to

LOUNGE

13'6 x 13'3 (4.11m x 4.04m)

UPVC double glazed window to front aspect. Radiator. Door to

KITCHEN DINING ROOM

10'2 x 9'9 (3.10m x 2.97m)

UPVC double glazed window to rear aspect. Fitted with a range of matching base units with roll top work surfaces. Built in oven and four ring gas hob. Space and plumbing for appliances. Radiator. Door to

REAR LOBBY

UPVC double glazed door to rear aspect. Door to

CLOAKROOM

Fitted with a matching white suite comprising low level WC, wash hand basin, tiled splashback, extractor fan. Radiator.

LANDING

Access to loft space. Built in cupboard. Doors to

BEDROOM ONE

13'6 reducing to 10'5 (4.11m reducing to 3.18m)

Two double glazed windows to front aspect. Built in double wardrobe. Radiator.

BEDROOM TWO

10'3 x 7'3 reducing to 6'11 (3.12m x 2.21m reducing to 2.11m)

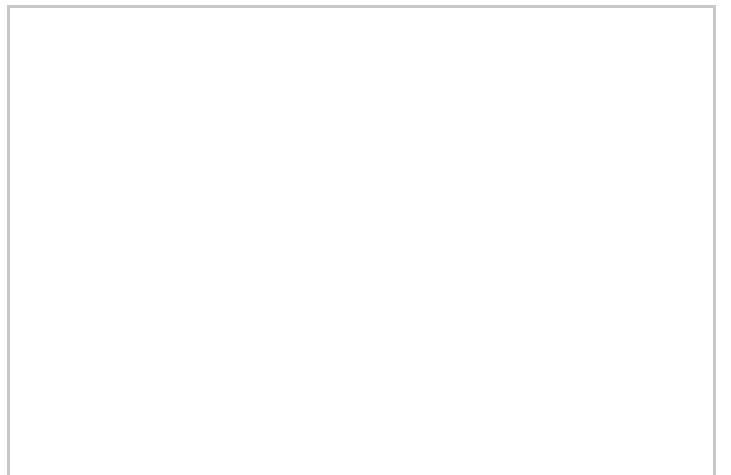
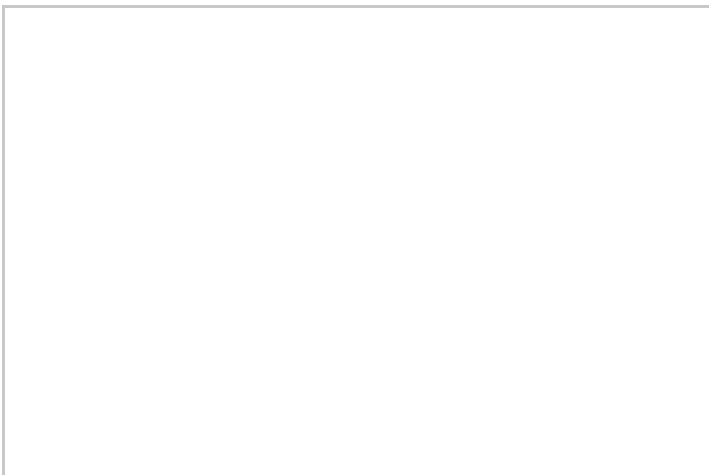
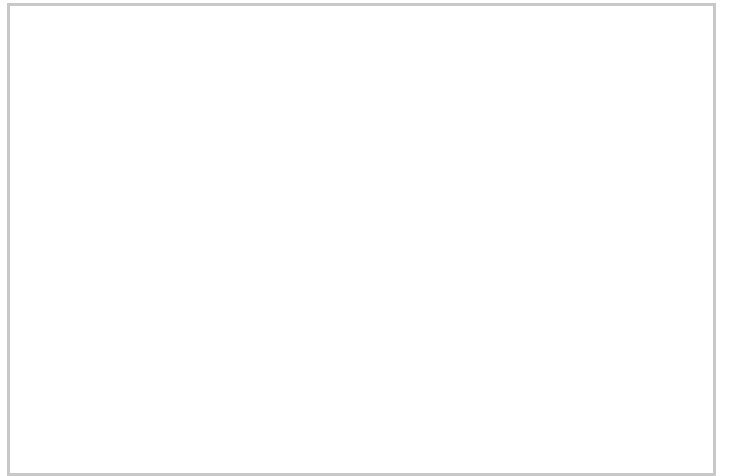
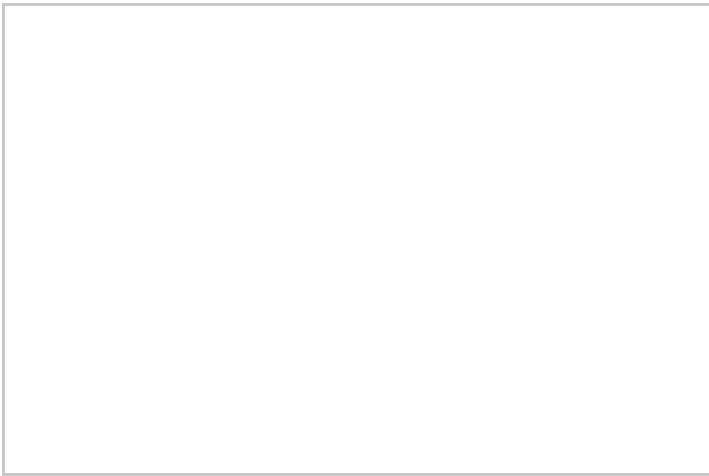
Double glazed window to rear aspect. Double radiator.

SHOWER ROOM

Obscure double glazed window to rear aspect. Re-fitted with a large walk-in shower, low level WC, wash hand basin. Extractor fan. Radiator.

OUTSIDE

The property enjoys being at the end of a quiet cul de sac with off street parking located to the front of the property. The rear garden is fully enclosed to boundaries by wooden panel fencing, of low maintenance and mainly laid to patio and shingle with wooden garden shed.



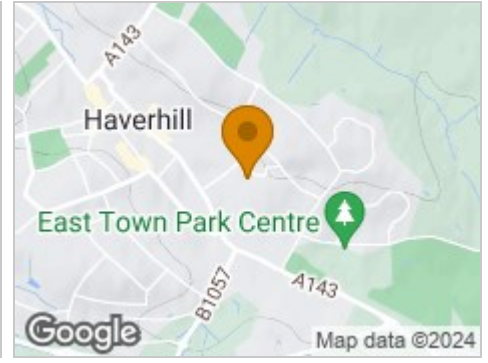
Road Map



Hybrid Map

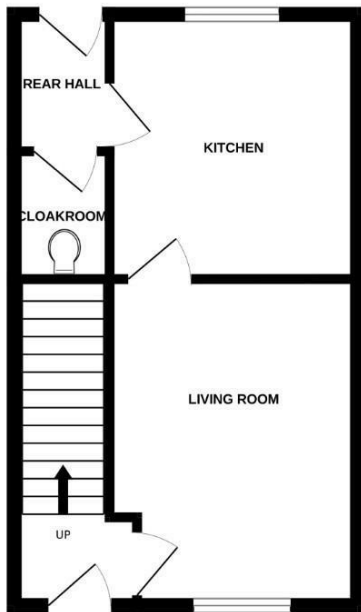


Terrain Map

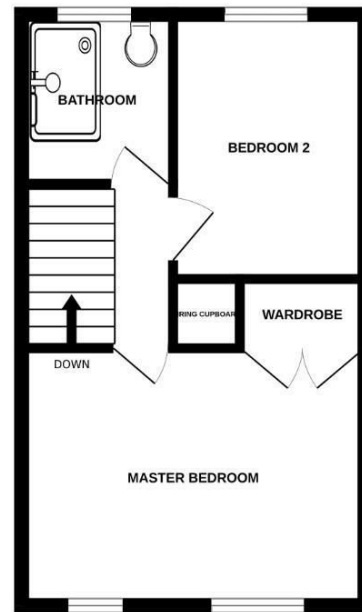


Floor Plan

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



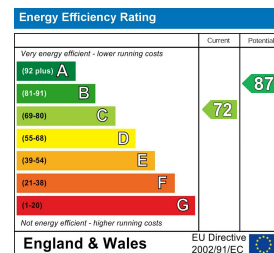
TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.