

Balmforth

Estate Agents, Valuers & Letting Agents



7 Burton Close

Haverhill, CB9 9AA

Guide Price £225,000



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UPVC entrance door leading into

ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. UPVC door leading into rear lobby. Door to lounge diner.

REAR LOBBY

UPVC doors to front aspect and UPVC door leading out into the rear garden. Further integral brick built storage cupboard with power and light connected.

LOUNGE/DINER

23'3 x 14'1 x 10'1 (7.09m x 4.29m x 3.07m)

'L' shaped lounge diner. UPVC double glazed windows to front aspect. Feature brick fire place with inset gas fire. Two radiators. Under stairs storage cupboard. Patio door leading out into the rear garden.

KITCHEN

9'9 x 8'3 (2.97m x 2.51m)

UPVC double glazed window to rear aspect. Fitted with a matching range of base and wall units with rolled work surfaces over. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge freezer. Space for electric cooker point. Wood effect flooring.

LANDING

Access to loft space. Cupboard housing the wall mounted Worcester Bosch combi boiler. Doors to

BEDROOM ONE

10'4 x 10' (3.15m x 3.05m')

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

BEDROOM TWO

10'11 x 8'7 (3.33m x 2.62m)

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

BEDROOM THREE

8'1 x 7'3 (2.46m x 2.21m)

UPVC double glazed window to front aspect. Radiator.

BATHROOM

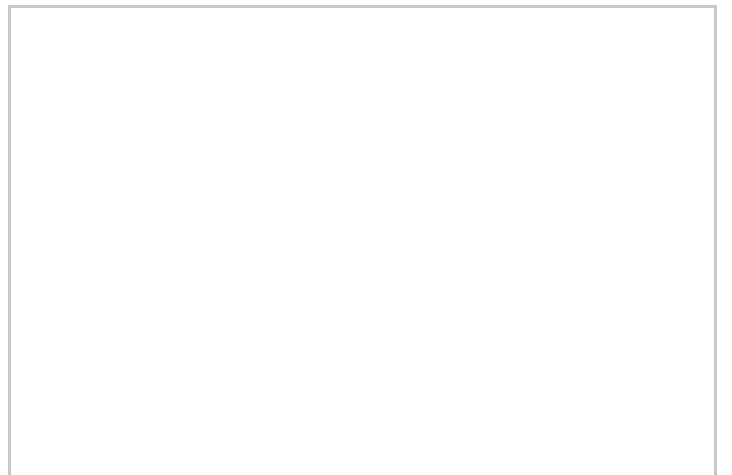
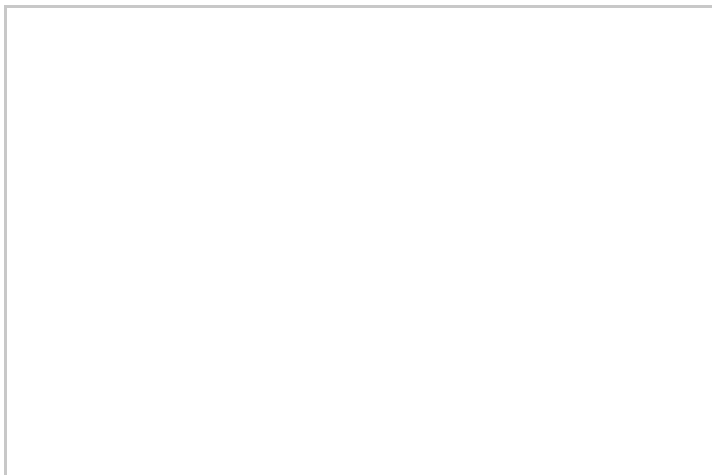
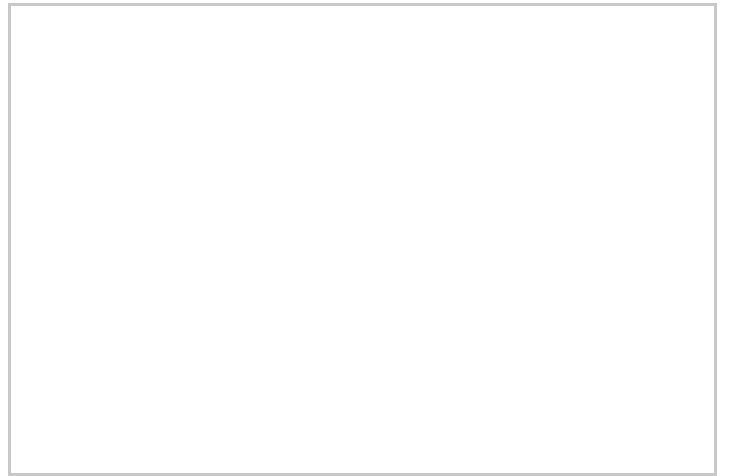
Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising side panel bath with electric Triton shower over, wash hand basin, wood effect flooring and radiator.

SEPARATE WC

Obscure double glazed window to rear aspect. WC and wood effect flooring.

OUTSIDE

The property enjoys overlooking a small green. The front garden is mainly laid to shingle with mature shrubs and low level brick walling to boundaries. The fully enclosed rear garden is mainly laid to shingle with mature shrub borders and beds.



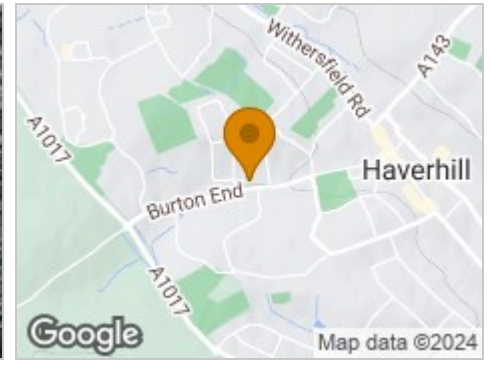
Road Map



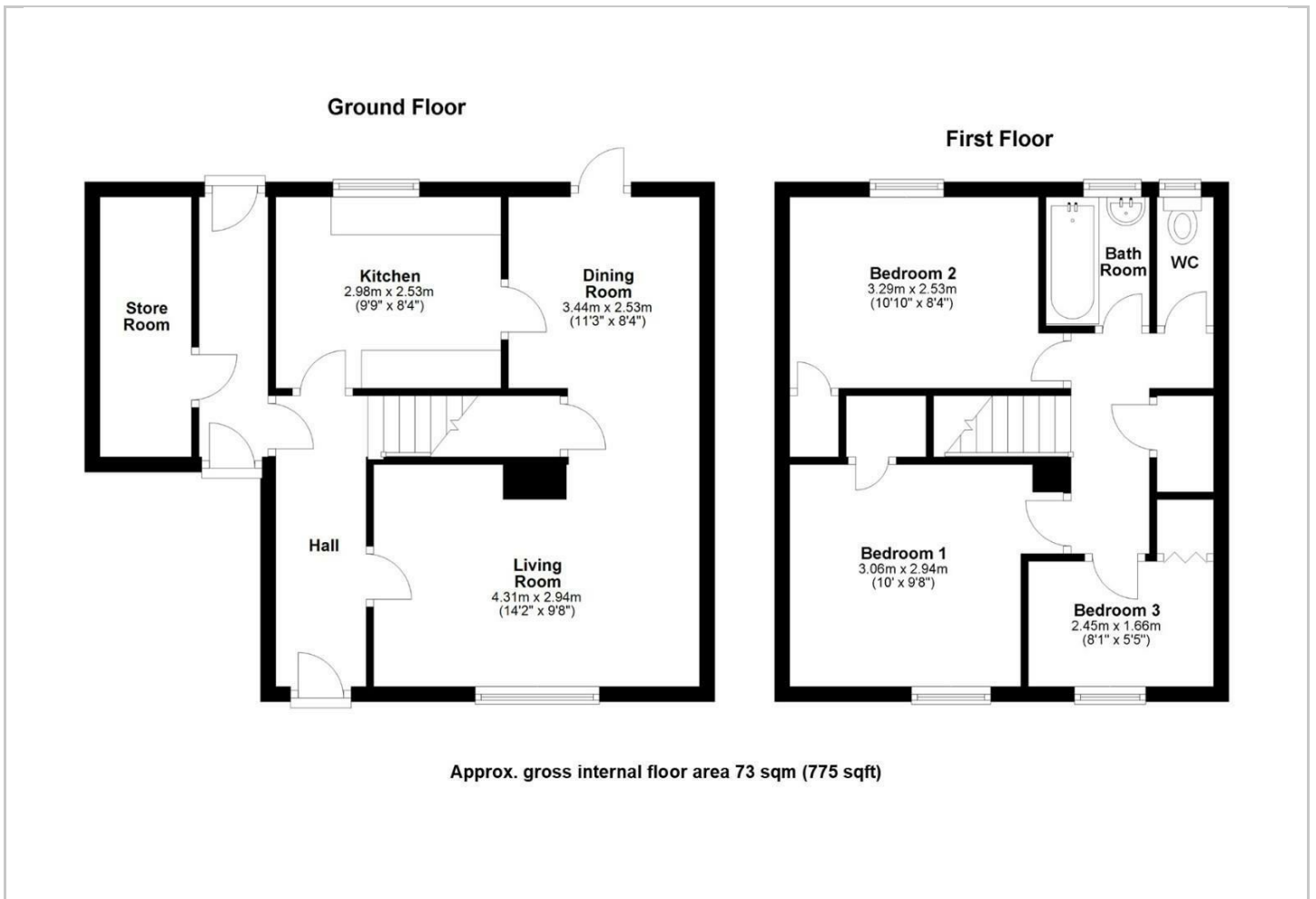
Hybrid Map



Terrain Map



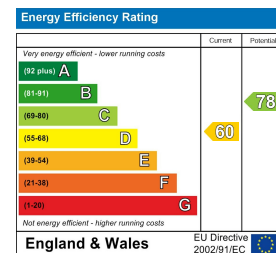
Floor Plan



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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