

Balmforth

Estate Agents, Valuers & Letting Agents



40 Eden Road

Haverhill, CB9 8DX

Asking Price £170,000



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SITTING ROOM

10'11 x 11'2 (3.33m x 3.40m)

UPVC double glazed window to front aspect. Wood effect flooring. Storage cupboards. Radiator. Wall mounted gas back boiler. Door through to

DINING ROOM

8'5 x 7'4 (2.57m x 2.24m)

Large under stairs storage cupboard. UPVC door leading into the courtyard garden. Half wood panelling to walls. Radiator. Door opening to

KITCHEN

7'10 x 6'9 (2.39m x 2.06m)

UPVC double glazed window to rear aspect. Recently re-fitted with a range of matching base and wall units with rolled edge work surfaces over, stainless steel sink and drainer with mixer tap over. Built in electric oven and four ring electric hob with extractor canopy over. Wood effect flooring. Radiator. Stairs rising to first floor.

LANDING

Access to loft space and door to

BEDROOM ONE

11'2 x 10'8 (3.40m x 3.25m)

UPVC double glazed window to front aspect. Feature fire place. Radiator.

BEDROOM TWO

8'5 x 7'4 (2.57m x 2.24m)

UPVC double glazed window to rear aspect. Cupboard housing immersion cylinder. Radiator. Door to

BATHROOM

7'4 x 6'9 (2.24m x 2.06m)

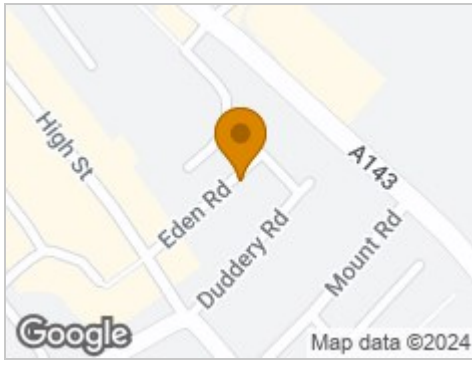
Obscure double glazed window to rear aspect. Fitted with a coloured suite comprising side panelled bath with electric Triton shower over. Low level WC. Wash hand basin. Radiator. Extractor fan.

COURTYARD REAR GARDEN

Surrounded by wooden panel fencing. Rear gated access.



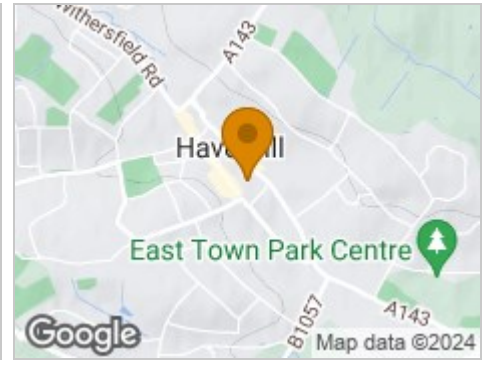
Road Map



Hybrid Map



Terrain Map



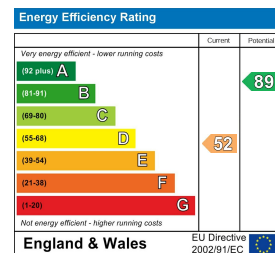
Floor Plan



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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