

# Balmforth

Estate Agents, Valuers & Letting Agents



## 5 Butley Court

Haverhill, CB9 8NB

Asking Price £215,000



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UPVC entrance door leading into

## ENTRANCE HALLWAY

Stairs rising to first floor, door leading into

## DOWNSTAIRS SHOWER /CLOAKROOM

Obscure double glazed window to rear aspect. Fitted with a matching white suite comprising low level WC, wash hand basin, shower cubicle with thermostatic shower over. Full wall and floor tiles. Heated towel rail.

## KITCHEN

13' x 9'8 (3.96m x 2.95m)

UPVC double glazed window to side aspect. Fitted with a range of matching base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap over. Space for fridge freezer, built in electric oven, built in electric hob with extractor fan over, wood effect flooring. Radiator. Open plan to

## DINING AREA

10'1 x 8'11 (3.07m x 2.72m)

UPVC sliding doors leading out into the rear garden. UPVC double glazed window to side aspect. Wood effect flooring. Radiator.

## LOUNGE

15'9 x 7' (4.80m x 2.13m)

UPVC double glazed window to side aspect. Wood effect flooring. Feature inset electric fire. Radiator.

## LANDING

UPVC double glazed window to rear aspect. Airing cupboard housing immersion tank.

## BEDROOM ONE

10'2 x 13' (3.10m x 3.96m)

UPVC double glazed window to side aspect. Wood effect flooring. Radiator.

## BEDROOM TWO

13' x 8'6 (3.96m x 2.59m)

UPVC double glazed window to side aspect. Radiator. Wood effect flooring.

## BEDROOM THREE

10'2 x 6'11 (3.10m x 2.11m)

UPVC double glazed window to side aspect. Wood effect flooring. Radiator.

## BATHROOM

Obscure double glazed window to front aspect. Fitted with a matching white suite comprising side panel bath with shower attachment over, wash hand basin with vanity unit below, heated towel rail, full wall and floor tiles.

## SEPARATE WC

Obscure double glazed window to front aspect. Fitted with a low level WC and wash hand basin.

## OUTSIDE

The front of the property is enclosed by wooden panel fencing, of low maintenance and leads to the front door.

The rear garden wraps around the property and is enclosed by wooden panel fencing with an area of lawn and a raised decked area.



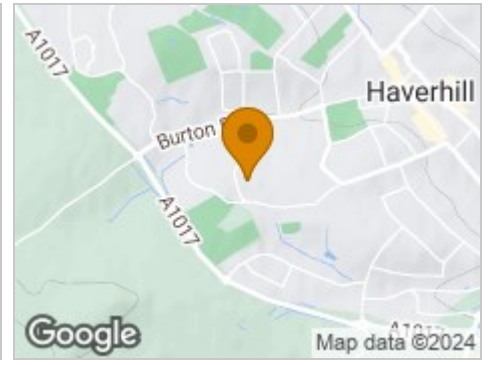
## Road Map



## Hybrid Map



## Terrain Map



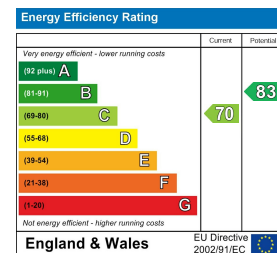
## Floor Plan



## 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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