

# Balmforth

Estate Agents, Valuers & Letting Agents



## 9 Goldings Close

Haverhill, CB9 0EQ

£224,000



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## Entrance hall

UPVC front door, UPVC double glazed window to the right.

## Hall

Wooden door with glass panels, carpet flooring, radiator.

## Lounge

11'5" x 14'9" (3.5 x 4.5)

Wooden door with glass panels, carpet flooring, UPVC double glazed window to front, radiator.

## Kitchen

11'5" x 7'0" (3.5 x 2.15)

White kitchen wall and base units, white ceramic kitchen sink and drainer with mixer tap. Free standing electric double oven, extractor hood above. White UPVC double glazed window to rear of the property. Vinyl flooring. Radiator.

## Stairs and landing

Wooden rails. Carpet flooring. White UPVC double glazed window to side of property.

## Master bedroom

11'5" x 9'0" (3.5 x 2.75)

White UPVC window to front. Carpet flooring. Radiator.

## Bedroom two

11'5" x 7'0" (3.5 x 2.15)

White UPVC double glazed window to rear. Carpet flooring. Radiator. Built in cupboard.

## Bathroom

8'2" x 5'10" (2.5 x 1.8)

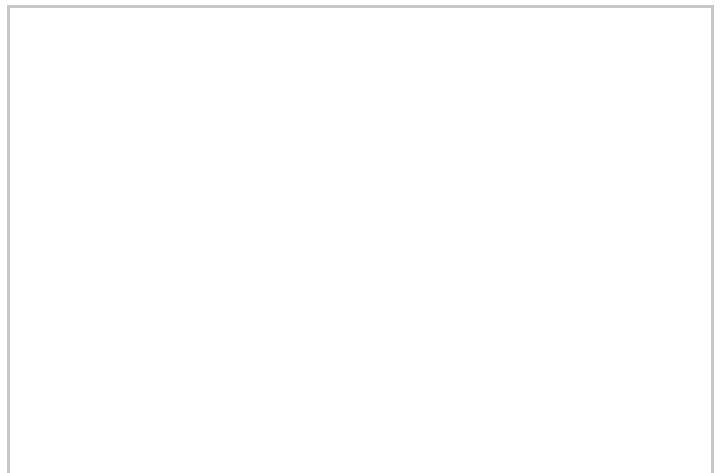
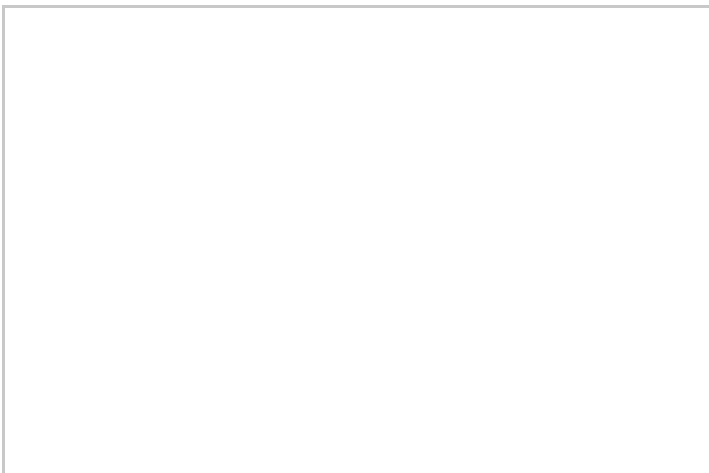
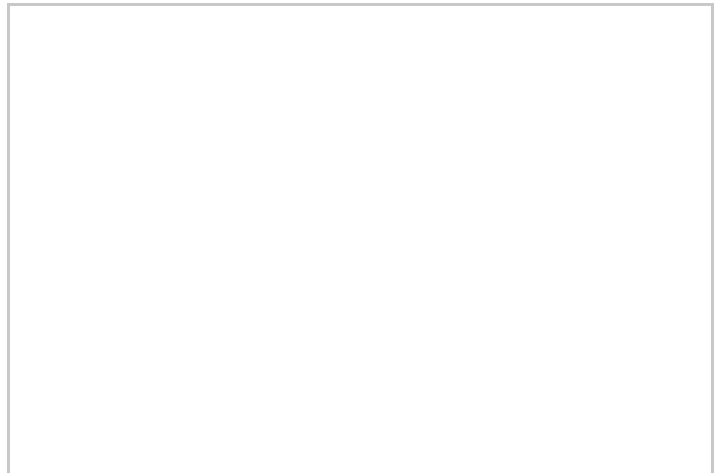
Matching suite comprising bath with mixer tap and shower attachments, hand basin with individual hot and cold taps and low level WC. Vinyl flooring. Radiator.

## Outside

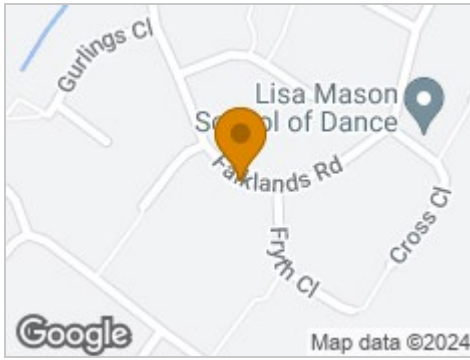
Large rear garden mainly laid lawn, rest laid with shrubs and small trees.

## Garage

Up and over door. Single garage.



## Road Map



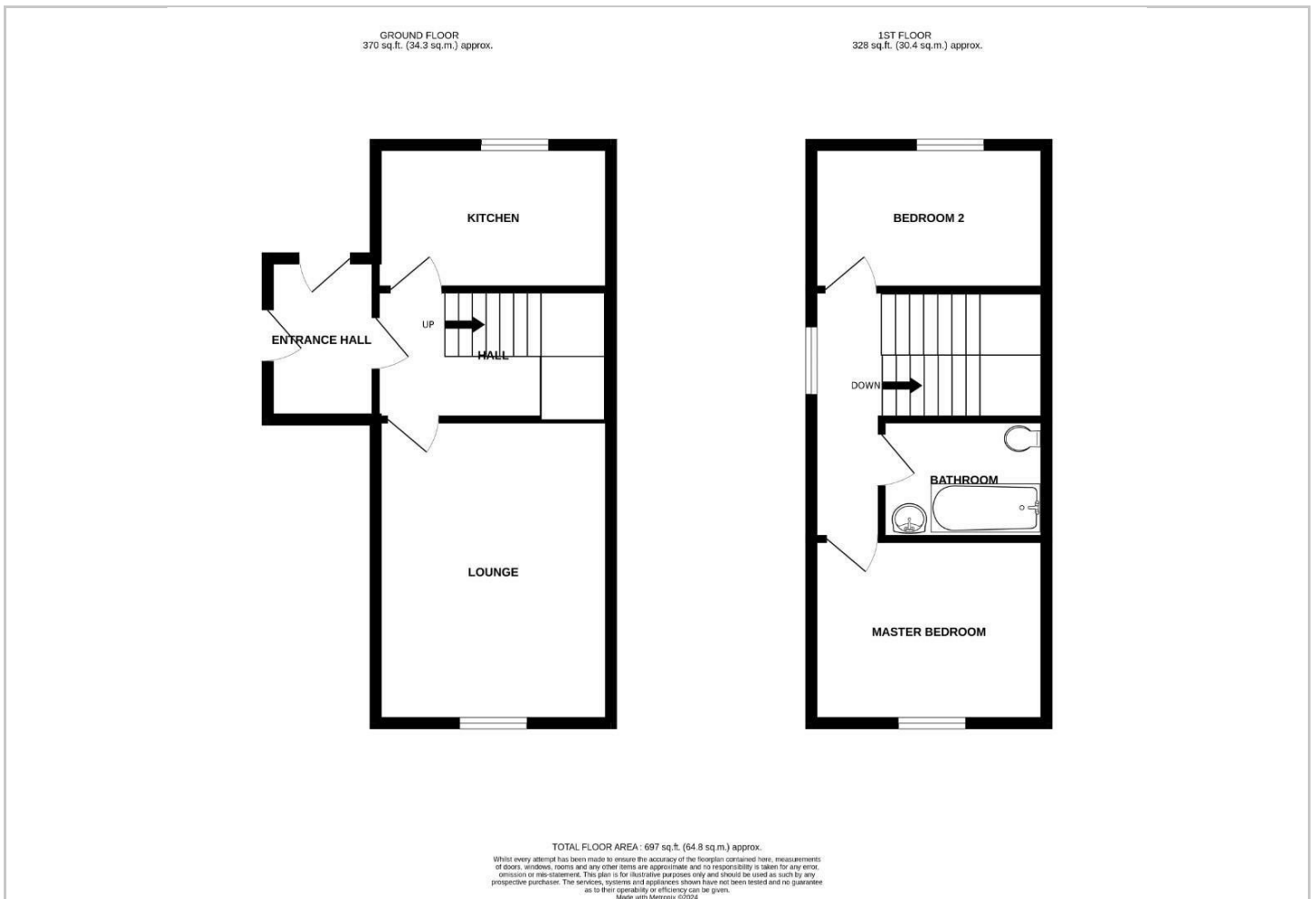
## Hybrid Map



## Terrain Map



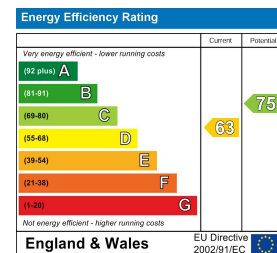
## Floor Plan



## 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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