

# Balmforth

Estate Agents, Valuers & Letting Agents



27 Ruffles Road

Haverhill, CB9 0JY

Asking Price £220,000



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## Entrance Hallway

Stairs rising to first floor. Radiator. Door to

## Lounge

UPVC double glazed window to front. Radiator. Door to

## Kitchen/Dining room

UPVC double glazed window to rear. Fitted with a range of matching kitchen units. Built in oven and four ring gas hob. Space and plumbing for appliances. Door to

## Rear Lobby

UPVC double glazed door to rear. Door to

## Cloakroom

Fitted with matching white suite. Radiator.

## Landing

Access to loft space. Built in cupboard. Doors to

## Bedroom One

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

## Bedroom Two

Double glazed window to rear. Radiator.

## Family Bathroom

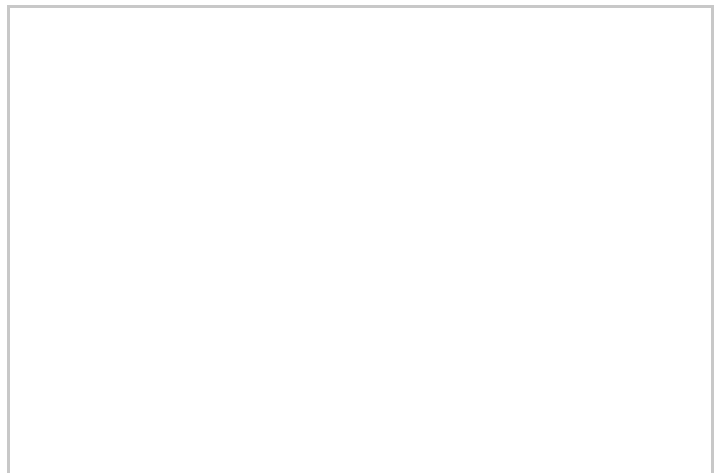
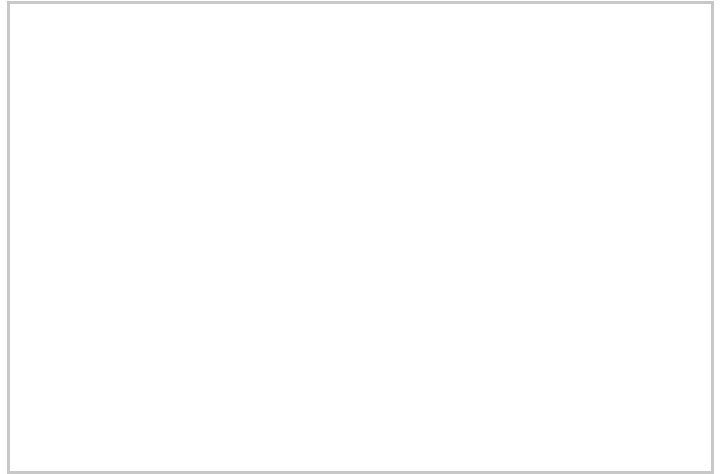
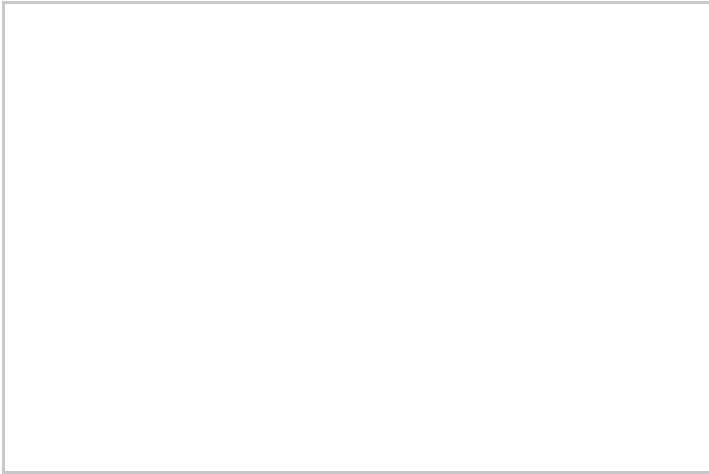
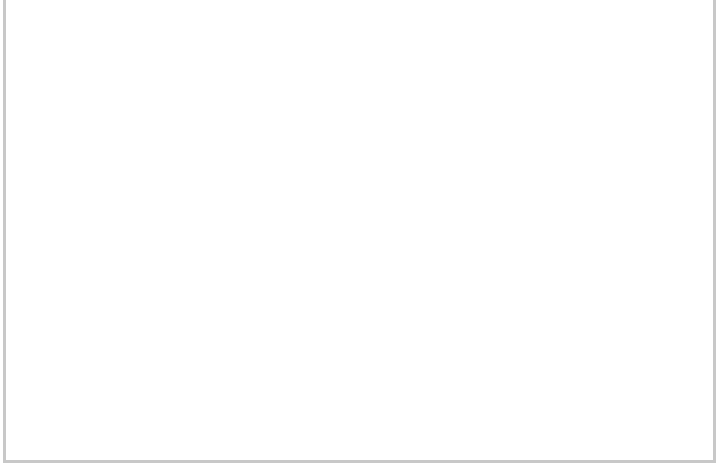
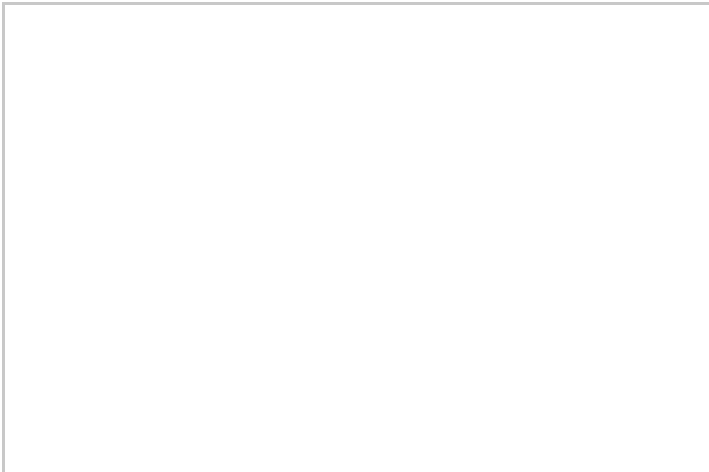
Double glazed window to rear. White matching suite comprising bath, hand basin and WC. Radiator.

## Garden

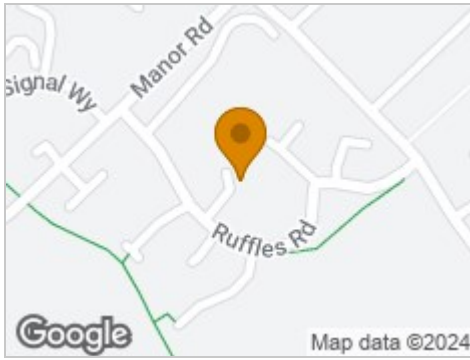
Grass with patio both end of the garden.

## Parking

Allocated parking space.



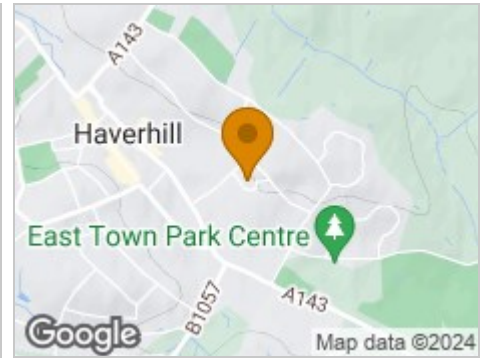
## Road Map



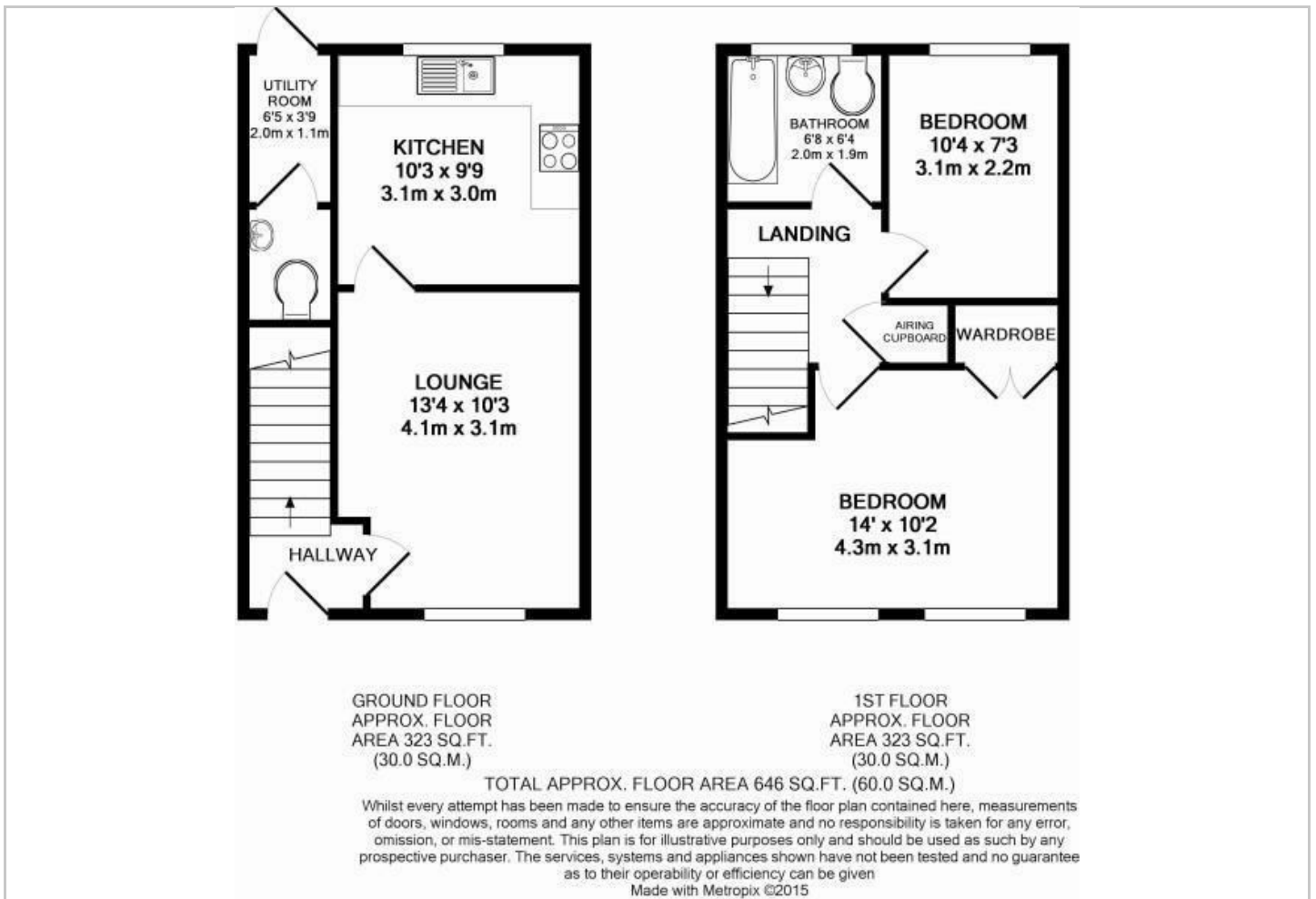
## Hybrid Map



## Terrain Map



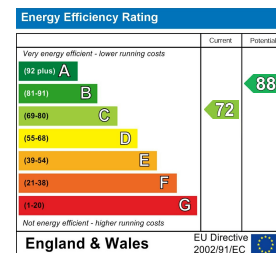
## Floor Plan



## 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



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.