

# Balmforth

Estate Agents, Valuers & Letting Agents



62 Primrose Hill

Haverhill, CB9 9LS

£210,000





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## DINING ROOM

11'8" x 10'1" (3.57m x 3.08m)

Entrance door, window to front, Victorian style fireplace, two wall light points, vinyl flooring, radiator, part glazed door to:

## LIVING ROOM

11'8" x 10'7" (3.57m x 3.25m))

Window to rear, feature fireplace, TV point, laminate flooring, radiator, part glazed doors to cellar and bi fold doors to kitchen.

## KITCHEN

7'4" x 7'4" (2.26m x 2.26m)

Window and door to rear, part tiled walls, re fitted kitchen with range of wall and base level units with solid wood worktops over, inset circular bowl sink unit with mixer tap over, plumbing for dishwasher, space for range oven, vertical radiator Utility Area: Window to rear, plumbing for washing machine, space for fridge.

## CLOAKROOM

Window to rear, part panelled, suite comprising low level WC, wall mounted wash hand basin with tiled splashback and mixer taps over, extractor fan, wall light point

## CELLAR

11'8" x 9'5" (3.57m x 2.88m)

Tanked and lined making versatile room with inset lighting to ceiling, window to front.

## BEDROOM ONE

11'8" x 10'11" (3.57m x 3.33m))

indow to rear elevation, radiator door to:

## BATHROOM

7'4" x 7'3" (2.26 x 2.23)

Window to rear, with suite comprising vanity wash hand basin with cupboards beneath, panelled bath with mixer taps, low level WC, corner shower cubicle with glazed splash screen, wall mounted gas fired boiler serving domestic hot water and central heating system, extractor fan, radiator, part tiled walls

## BEDROOM TWO

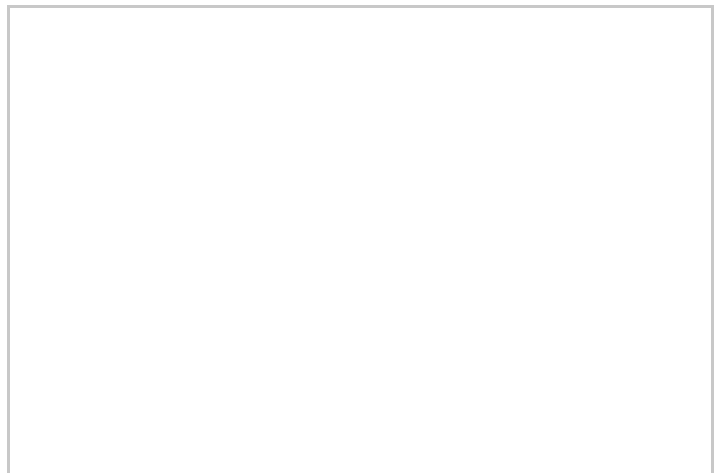
11'8" x 10'1" (3.57 x 3.08)

Loft access, built in wardrobe, double glazed window to front, radiator.

## OUTSIDE

Enclosed rear garden with patio area and astro turf. Block paving to the front.







## Road Map



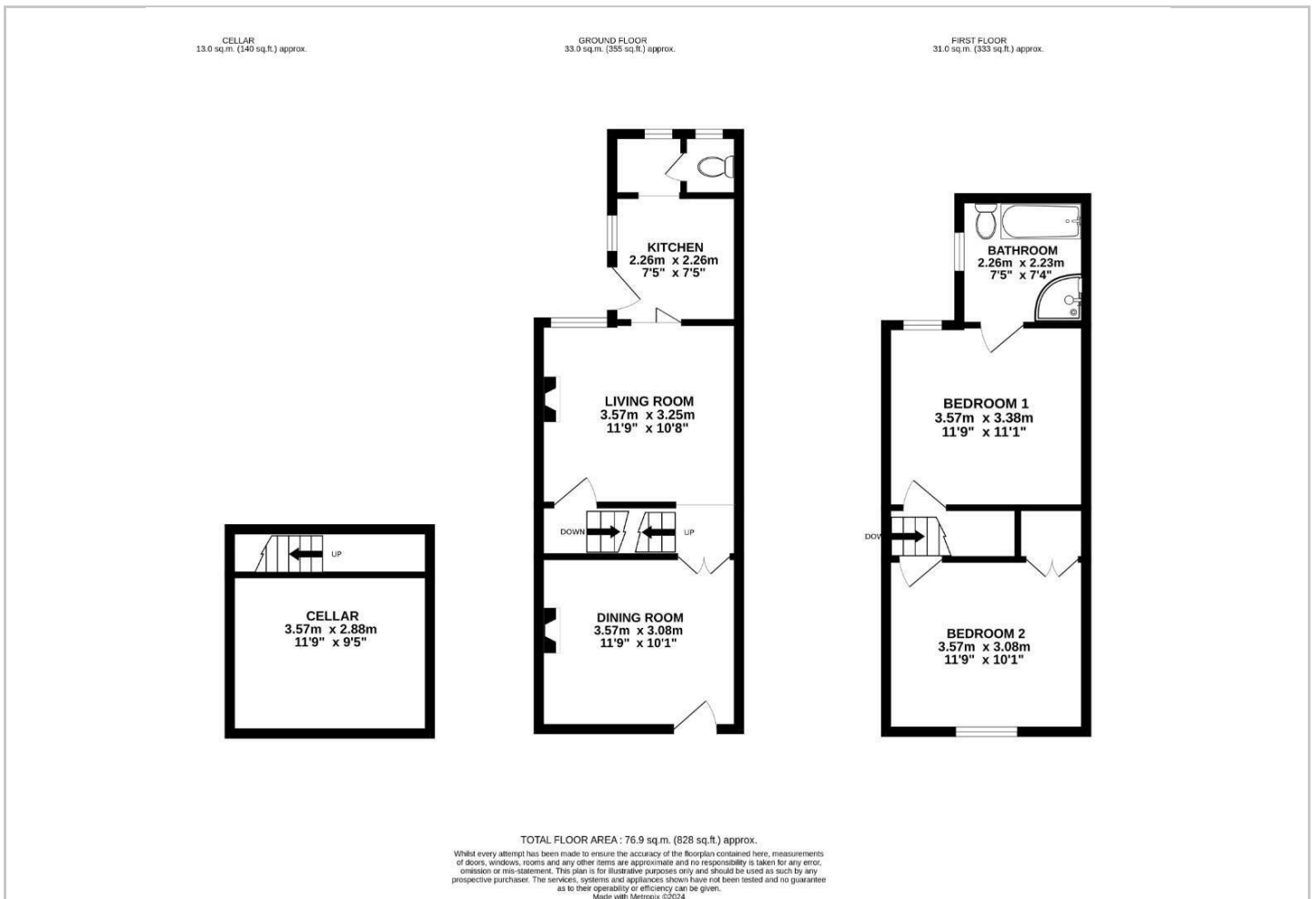
## Hybrid Map



## Terrain Map



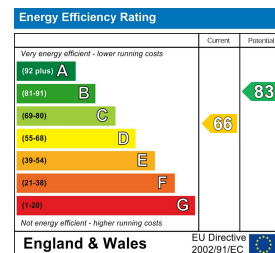
## Floor Plan



## 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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