

Balmforth

Estate Agents, Valuers & Letting Agents



28 Ickleton Place

Haverhill, CB9 0AR

Asking Price £220,000



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Entrance hall

4'11" x 10'5" (1.5m x 3.2m)

Access to cloakroom, living room, kitchen, cupboard to under stair storage, access to first floor

Living room

14'5" x 11'5" (4.4m x 3.5m)

Double glazed window to front elevation, radiator

Kitchen / diner

19'8" x 9'2" (6m x 2.8m)

Double glazed window to rear elevation, double glazed French doors to rear garden, range of units comprising stainless steel sink unit with mixer tap and cupboards beneath, ample wall and base units with worktops over, four ring gas hob with oven beneath and extractor hood above, plumbing for washing machine and dishwasher, wall mounted gas fired boiler serving domestic hot water and central heating system, wood effect flooring, radiator

Cloakroom

5'10" x 5'2" (1.8m x 1.6m)

Obscure double glazed window to front elevation, low level WC, wall mounted wash hand basin with tiled splash back, tiled flooring

Bedroom one

11'5" x 11'1" (3.5m x 3.4m)

Double glazed window to front elevation, radiator, built in wardrobe

Bedroom two

11'5" x 11'5" (3.5m x 3.5m)

Double glazed window to rear elevation, radiator, built in storage cupboard

Bedroom three

7'10" x 9'2" (2.4m x 2.8m)

Double glazed window to rear elevation, wood effect flooring, radiator

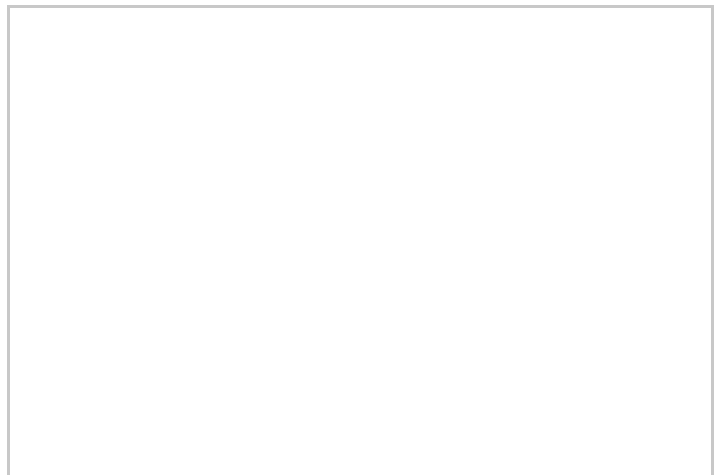
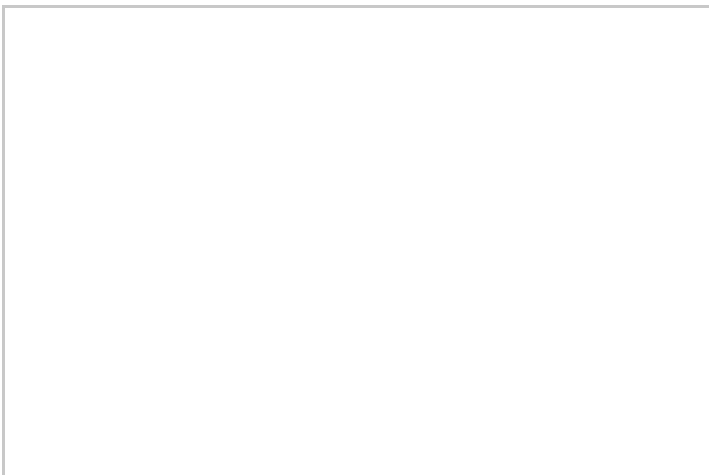
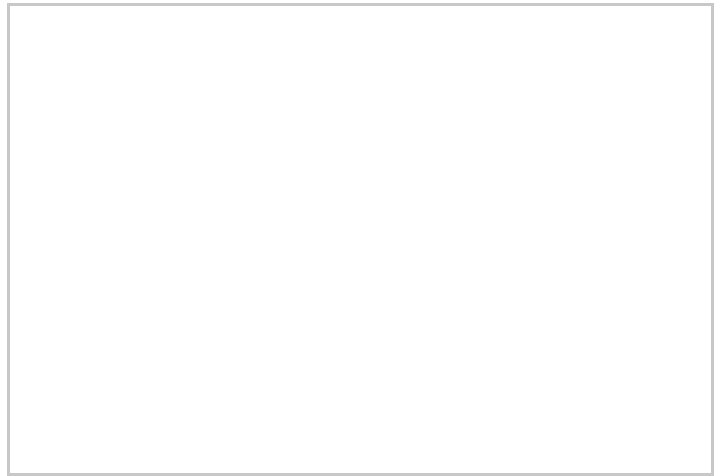
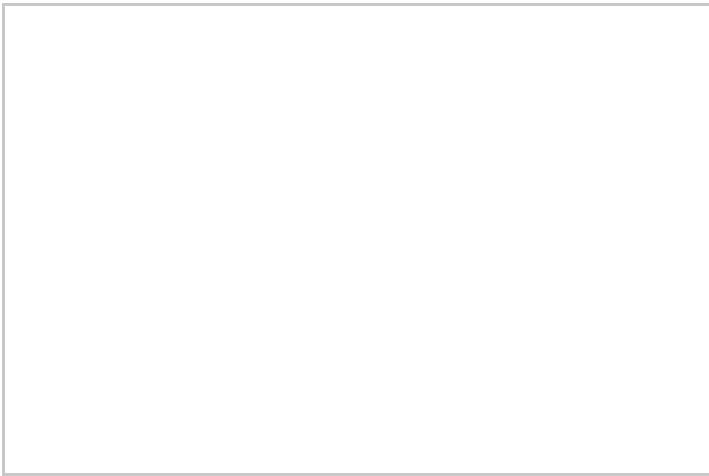
Bathroom

7'10" x 5'10" (2.4m x 1.8m)

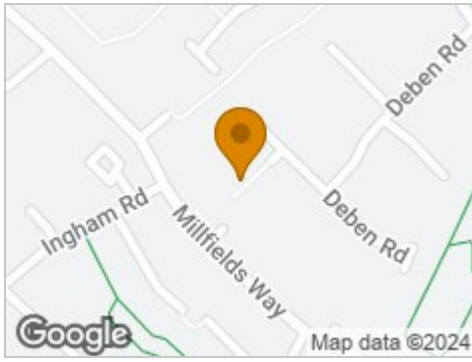
Obscure double glazed window to front elevation, part tiled walls complimenting white suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, ladder style radiator

Outside

The front garden is enclosed by brick built wall with access to pathway leading to entrance door and storage cupboards. The rear garden is enclosed to boundaries, mainly laid to lawn with shrub borders, brick built storage shed, rear pedestrian access



Road Map



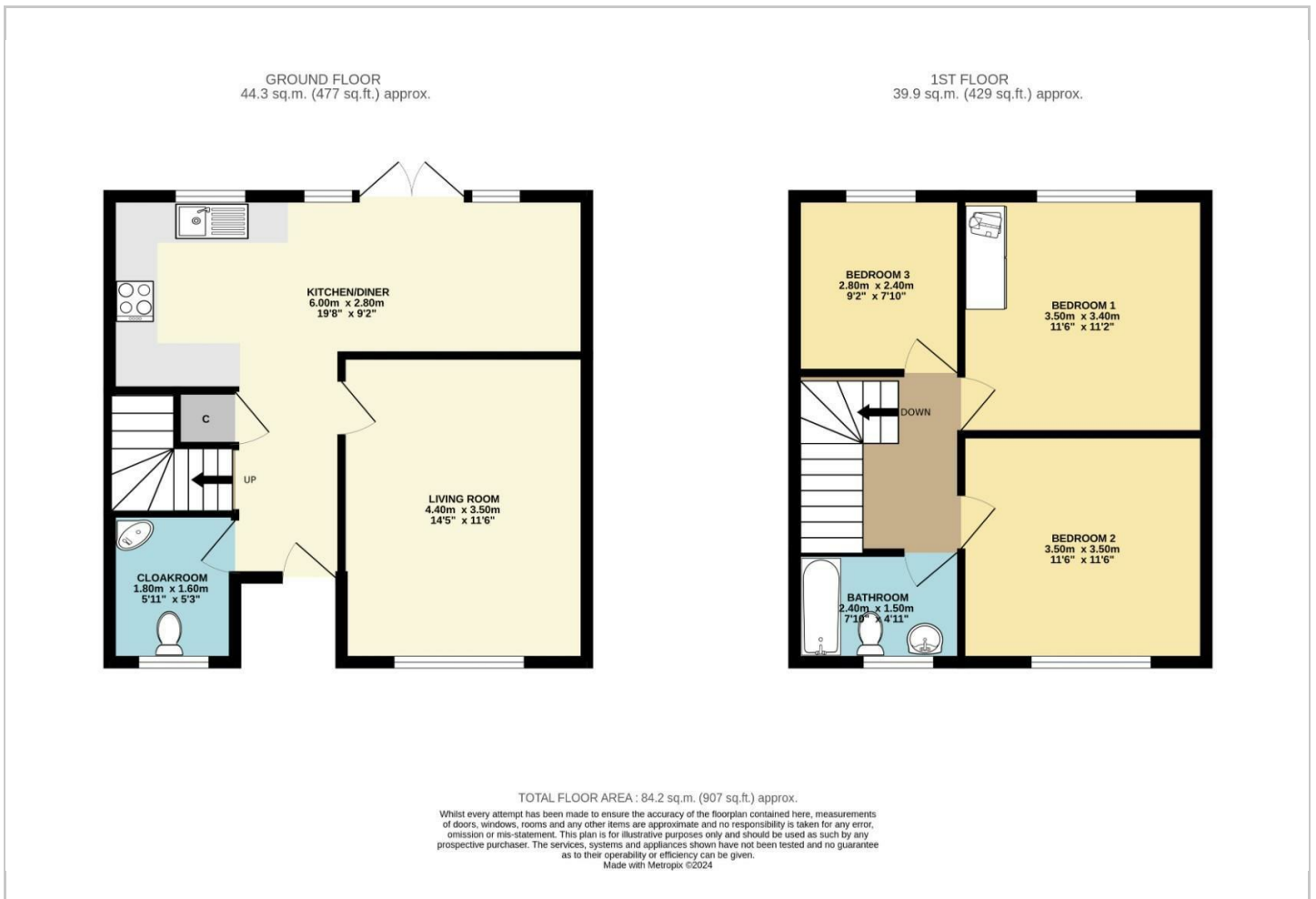
Hybrid Map



Terrain Map



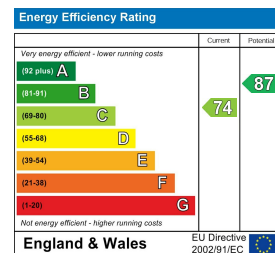
Floor Plan



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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