

balmforth

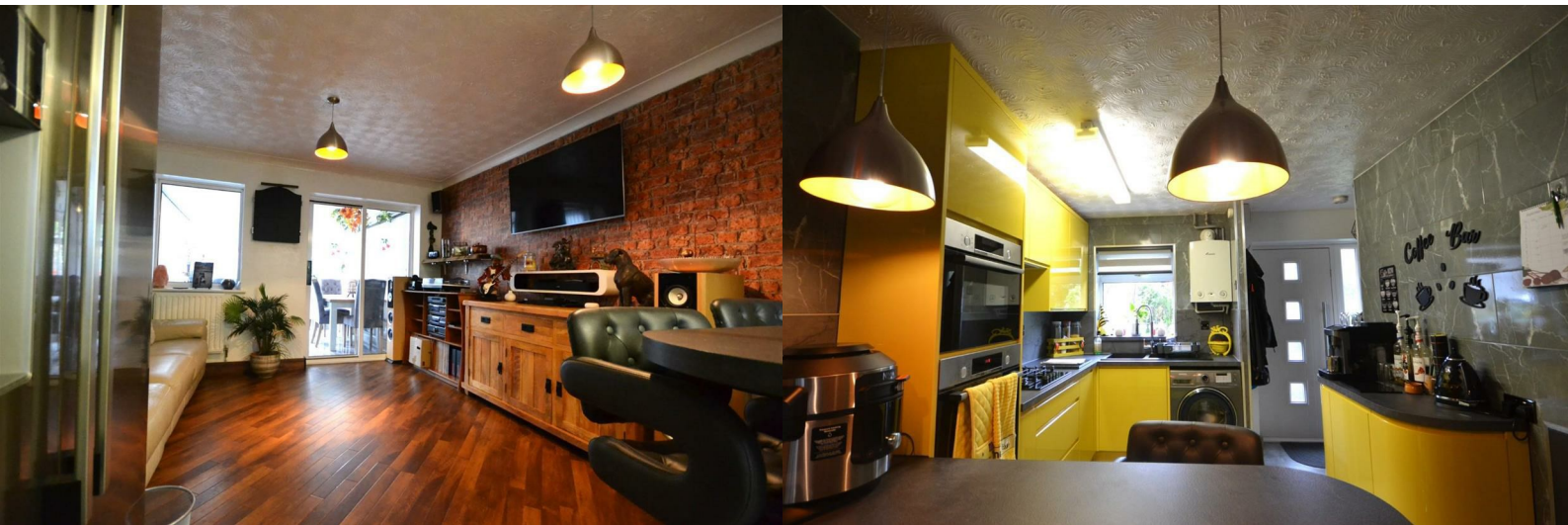
Estate & Letting Agents



33 Atterton Road

Haverhill, CB9 7SR

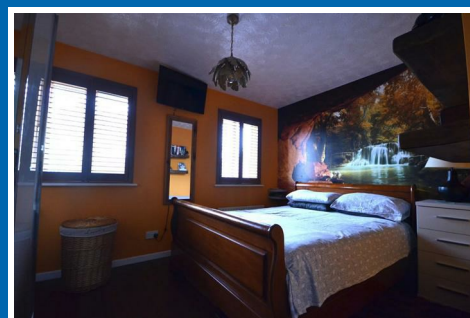
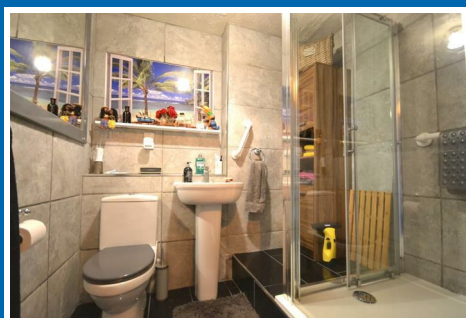
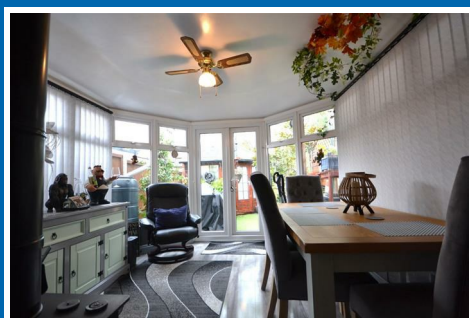
Asking Price £240,000



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Entrance Hall

6'1" x 8'10" (1.86m x 2.70m)

Following entrance through the UVPC front door, you are met with a hallway with stairs straight ahead and the kitchen to the right.

Kitchen/Diner/Lounge

23'11" x 12'4" (7.31 x 3.78)

Entering the kitchen you are faced with a stainless steel mixer tap, boiler, yellow base units with grey worktops.

There is a pull out drawer for storage space under the light switches.

Following the breakfast bar which features a radiator, the lounge space boasts oak flooring. Following the double doors through to the.

Conservatory

11'8" x 10'0" (3.56 x 3.07)

With double glazed windows wrapping around the upgraded conservatory, the log burner warms the spacious area.

Following the double doors to the...

Garden

The garden space is scenic and spacious.

With fencing either side there is artificial grass leading onto the summerhouse.

Following the right-side of the outhouse, the shed is also connected.

The fence after this construction leads to side access to the car park in which 1 allocated space is given.

Landing

4'11" x 6'6" (1.5 x 2.0)

Following the L shape stairs, you are met with the landing.

Turning right on the carpet landing you enter...

Bedroom 2

12'5" x 7'1" (3.81 x 2.16)

bedroom 2 has 2 brand new double glazed windows with a year warranty.

a white storage unit on the left wall and the airing cupboard installed on the right wall.

Following the hallway back down, on your right you are met with the...

Bathroom

6'1" x 7'2" (1.86 x 2.20)

The main bathroom has been refitted and has a modern finish,

It has a stand up elevated shower cubicle.

This bathroom also has a modern sink and matching toilet all with a neutral black, white and grey finish.

On the right when exiting the bathroom there is the.

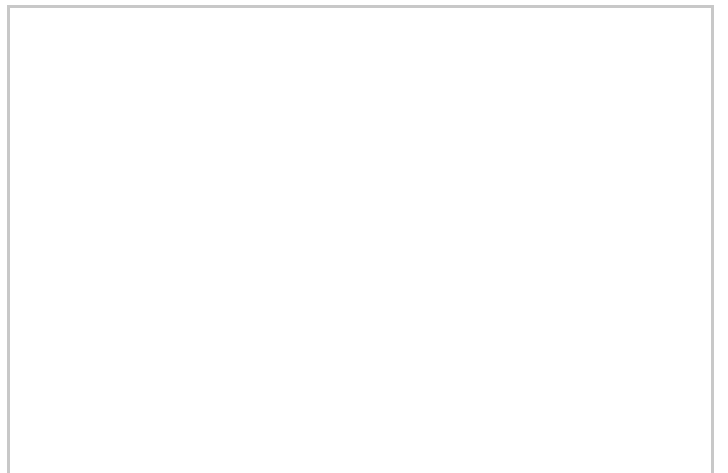
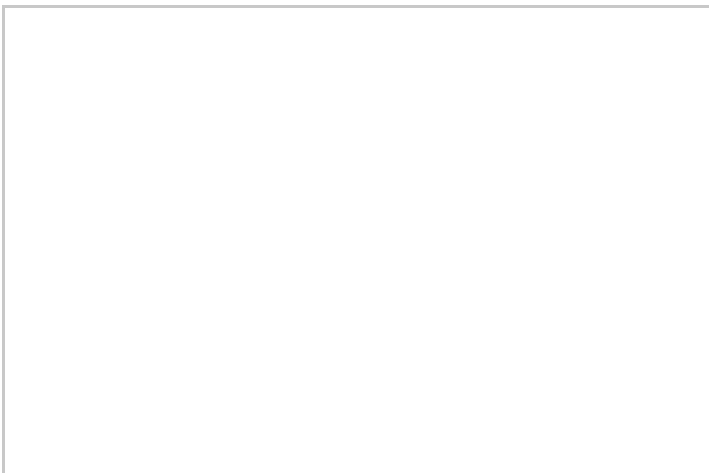
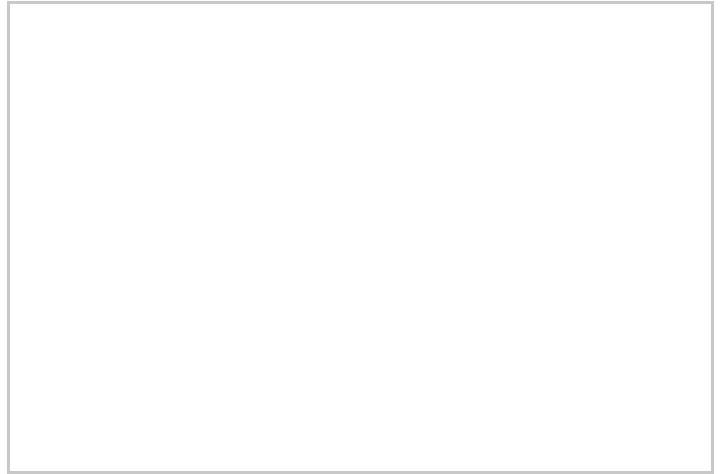
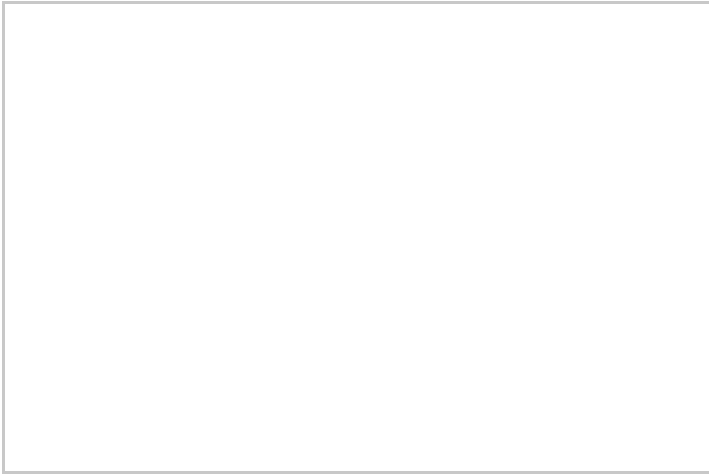
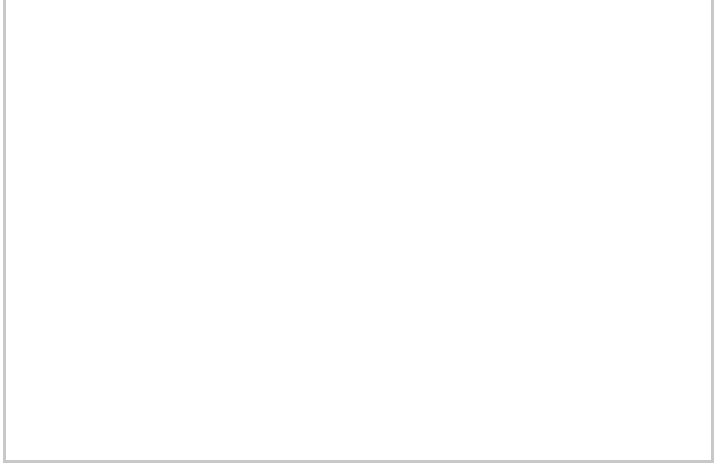
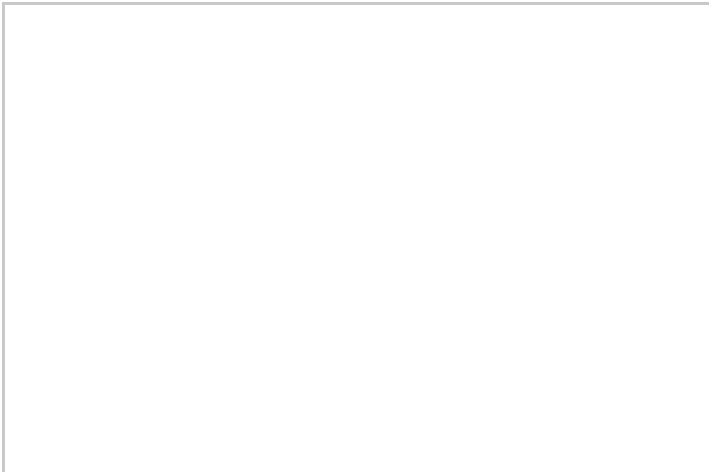
Bedroom 1

10'0" x 12'5" (3.05 x 3.79)

The master bedroom has plenty of storage space with a free standing wardrobe and wall space.

The theme from downstairs follows the master bedroom with yellow and grey features.

Facing the garden, the master bedroom boasts 2 double glazed windows.



Road Map



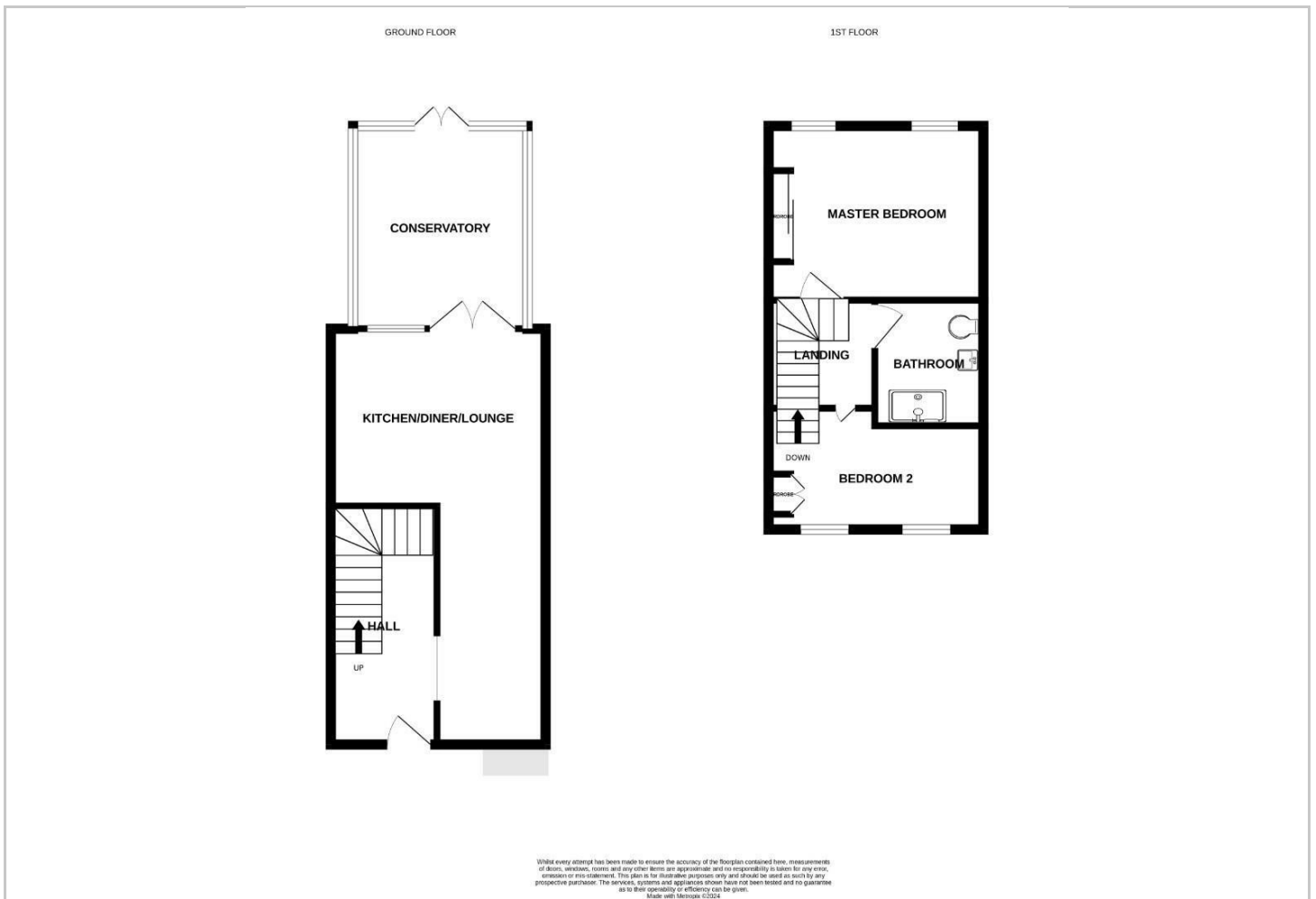
Hybrid Map



Terrain Map



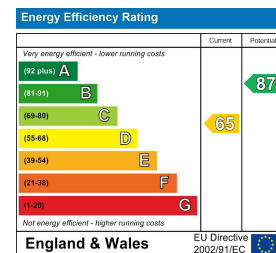
Floor Plan



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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