

# balmforth

Estate & Letting Agents



## 102 Hales Barn Road

Haverhill, CB9 9SE

Asking Price £230,000



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## Entrance Hall

Upvc double glazed door. Leading into the :

## Lounge/Diner

Carpet flooring. Radiator. UPVC double glazed patio door to rear garden.

## Kitchen

Modern kitchen units. Space for washing machine and fridge. Radiator. UPVC window to front.

## Bedroom 1

UPVC window, radiator.

## Bedroom 2

UPVC window, radiator.

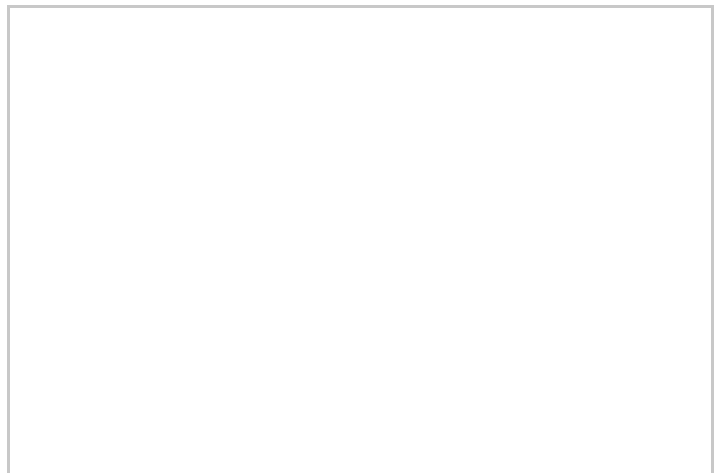
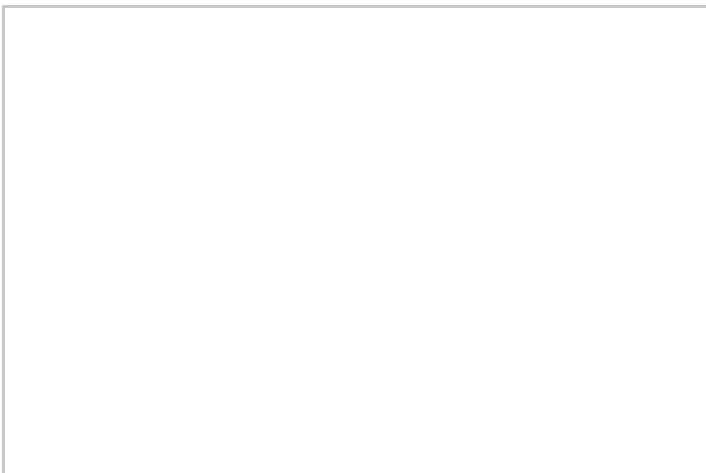
## Family bathroom

A modern bathroom with a white suite comprising of a panelled bath with a shower over and a bath/shower screen, a pedestal wash hand basin and a low level WC. Radiator and vinyl flooring.

## Outside Space

Outside to the front is a small low maintenance garden area and path leading to the PVCU double glazed front door. To the rear of the property is completely low maintenance with a patio area, an "Astro Turfed" area, hard standing with a wooden garden shed and rear gated access leading to an allocated parking space directly behind the property.





## Road Map



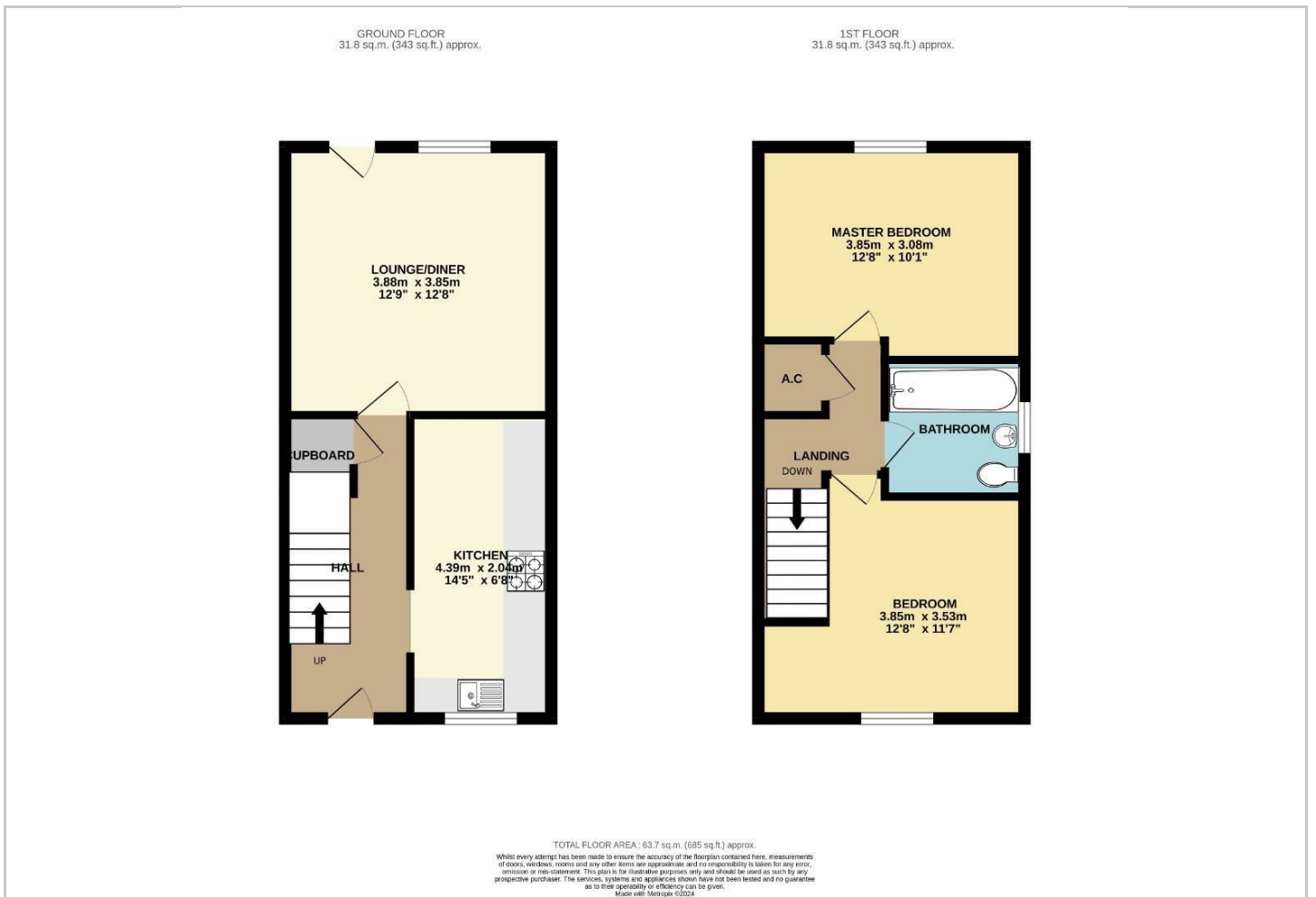
## Hybrid Map



## Terrain Map



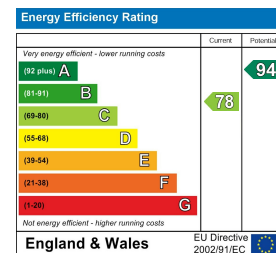
## Floor Plan



## 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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