

balmforth

Estate & Letting Agents



12 Orbell Avenue

Haverhill, CB9 7JY

Offers In Excess Of £270,000



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ENTRANCE HALL

Stairs to first floor, radiator.

OPEN LIVING SPACE

22'2" x 12'2" (6.76m x 3.71m)

Window to front. Fitted with a matching range of base & eye level units with worktops over, inset sink & drainer. Integrated oven & induction hob with extractor hood over. Space & plumbing for washing machine, slimline dishwasher & fridge/freezer. French double doors providing access to the garden.

WC

Fitted with a two piece suite comprising wash basin, low level WC, extractor fan, radiator.

BEDROOM 2

12'3" x 8'6" (3.74m x 2.61m)

Window, radiator.

BEDROOM 3

12'3" x 7'10" (3.74m x 2.39m)

Window, radiator.

BATHROOM

Fitted with a three piece comprising panelled bath with shower attachment, low level WC, wash hand basin, radiator, extractor fan.

BEDROOM 1

22'1" x 8'11" (6.75m x 2.74m)

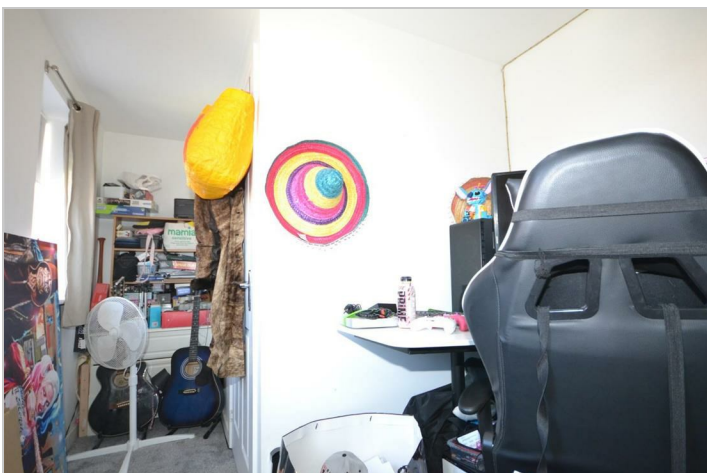
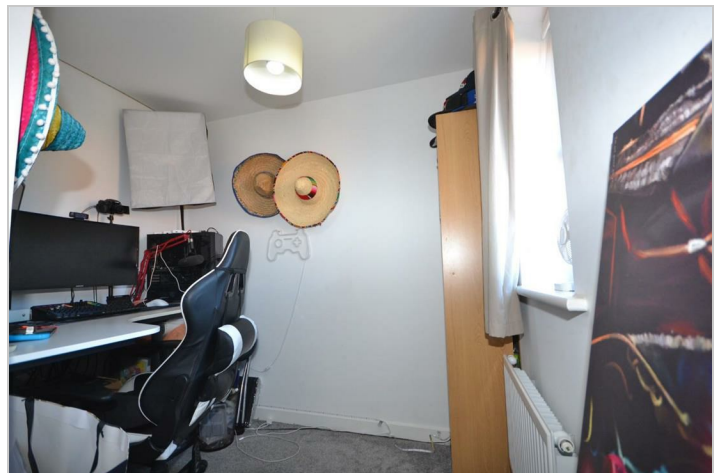
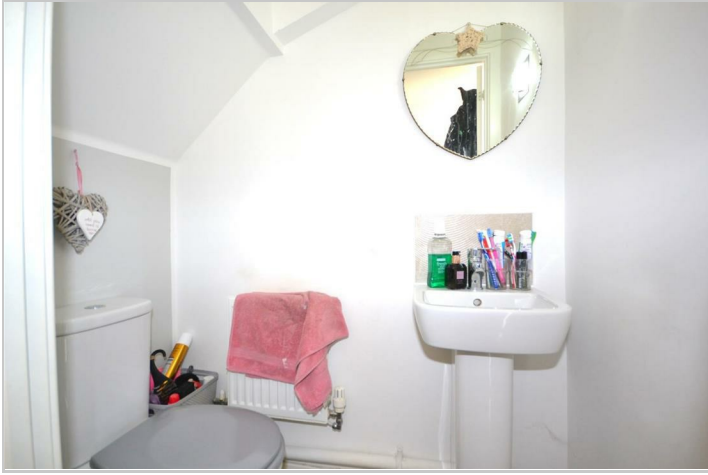
Two Velux windows, radiator with loft access.

OUTSIDE

The rear garden is generally laid to grass and enclosed by timber fencing. Built in lean to storage in the

garden.

2 allocated parking space at the rear accessed by the rear garden gate.



Road Map



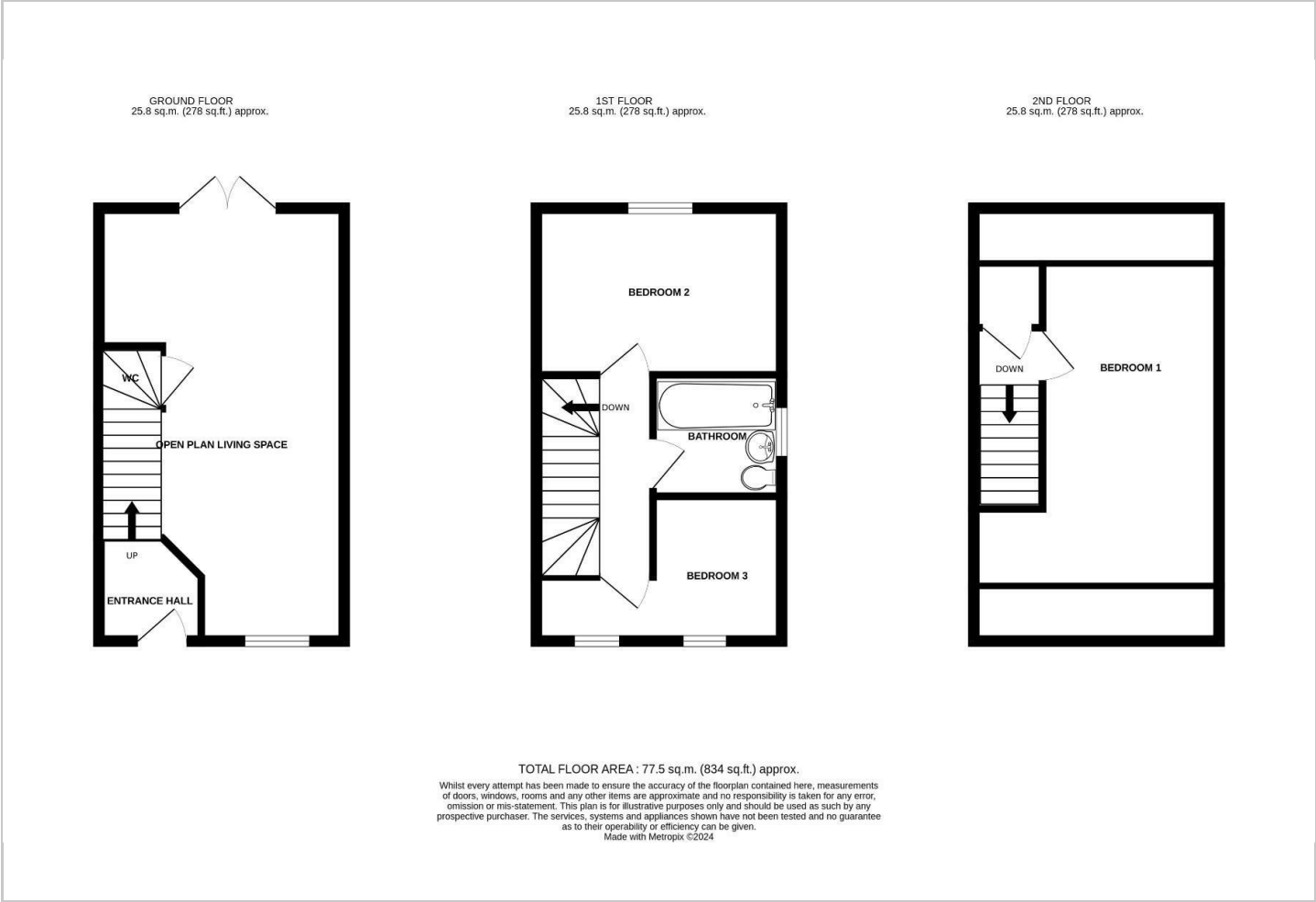
Hybrid Map



Terrain Map



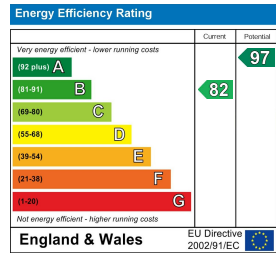
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.