

balmforth

Estate & Letting Agents



18 Cleves Road

Haverhill, CB9 9QN

Asking Price £330,000



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ENTRANCE HALL

Radiator, stairs, door to Storage cupboard.

WC

Refitted with two piece suite comprising pedestal wash hand basin and low-level wc, obscure window radiator.

SITTING ROOM

18'8" x 10'2" (5.69m x 3.12m)

Window to front, two radiators, french double doors to garden.

KITCHEN/DINER

18'8" x 8'11" (5.69m x 2.72m)

Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, electric double oven, four ring induction hob with extractor hood over. Window to front, french double doors to garden.

LANDING

Window to rear, radiator, door to Airing cupboard.

BEDROOM 1

11'10" x 10'7" (3.61m x 3.24m)

Window, radiator, double door to wardrobe, door to wardrobe.

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, obscure window to front, radiator.

BEDROOM 2

9'9" x 9'2" (2.99m x 2.80m)

Window to front, radiator, double door to wardrobe.

BEDROOM 3

9'2" x 6'7" (2.80m x 2.02m)

Window to rear, radiator, door to wardrobe.

BATHROOM

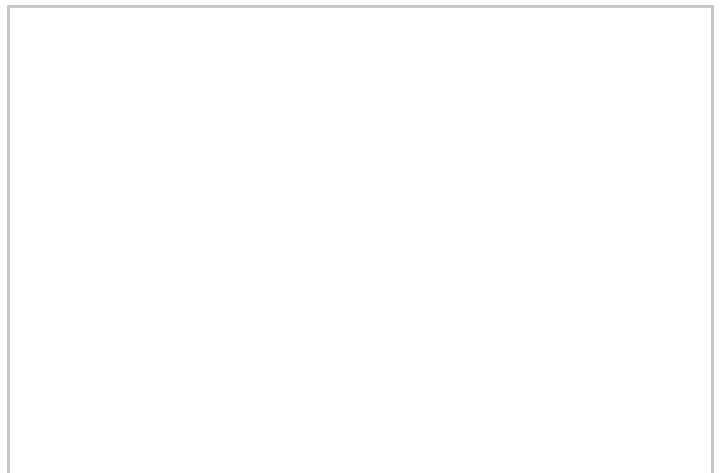
Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, extractor fan, obscure window, tiled flooring

OUTSIDE

The rear garden has an immediate patio from the house providing a pleasant area for seating, a further paved area lies to the side of the house providing a good space for storage and wheelie bins and also houses a brick built BBQ. Steps lead up to the main garden which is laid to lawn. The garden is enclosed mainly by timber fencing with a gated access leading to the garage and drive.

SINGLE GARAGE & DRIVEWAY

To the rear of the property is a single garage with up and over door, power and lighting connected and parking space in front of it.



Road Map



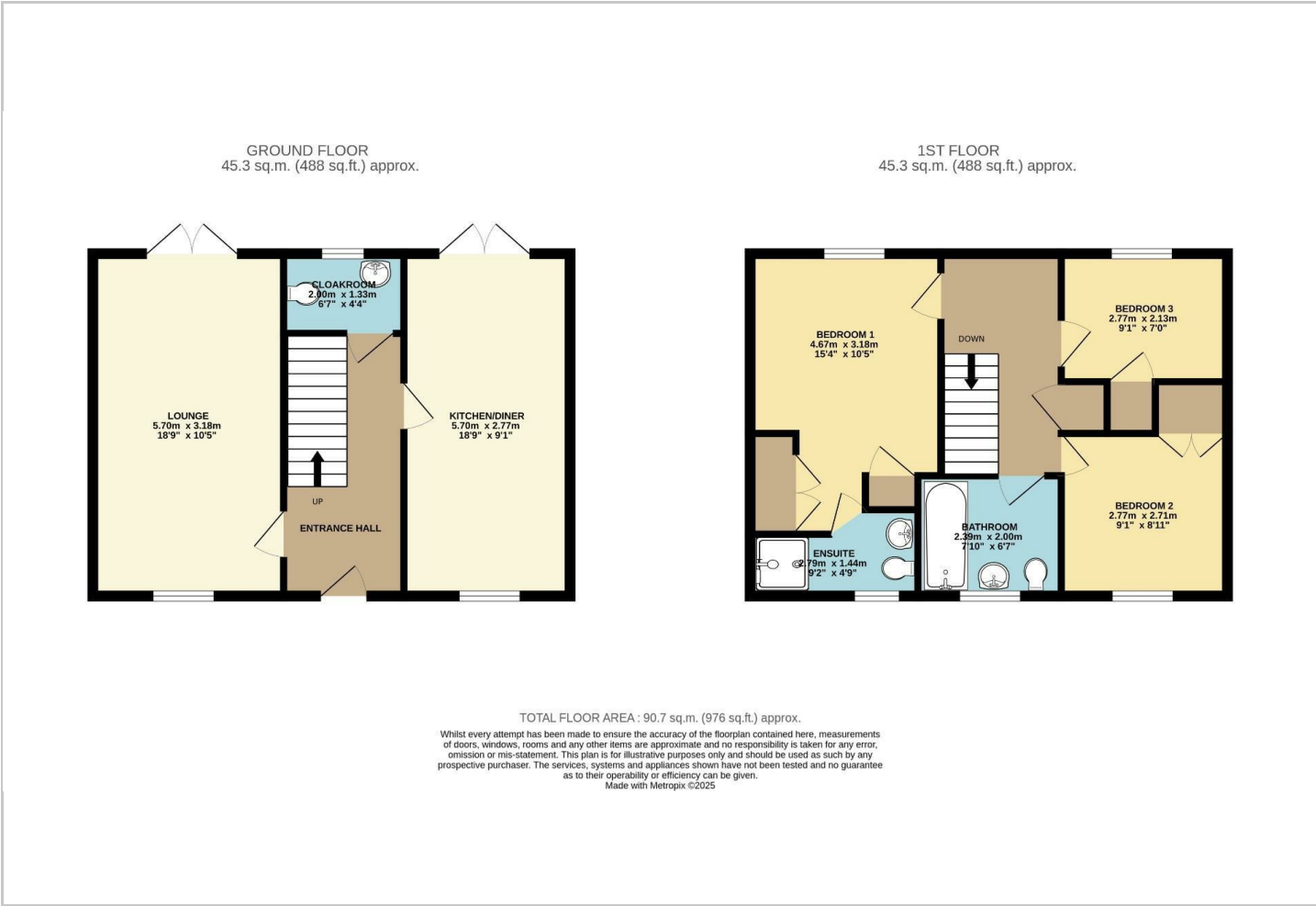
Hybrid Map



Terrain Map



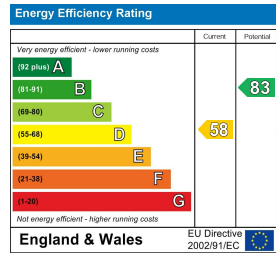
Floor Plan



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.