# balmforth

Estate & Letting Agents



### 24 Sperling Drive

Haverhill, CB9 9SH

Offers In The Region Of £350,000











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#### **Road Map**

#### **Hybrid Map**

#### Terrain Map







#### Floor Plan



1ST FLOOR 53.4 sq.m. (575 sq.ft.) approx.



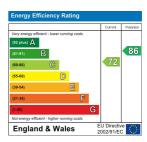
TOTAL FLOOR AREA: 106.9 sq.m. (1150 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mile-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as

#### **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.