



Ruffles Road, Haverhill, CB9 0JY

welcome to

Ruffles Road, Haverhill

Tyler's are delighted to bring to market this well presented four bedroom family townhouse, situated in a quiet location just a short walk to local amenities.



This Ruffles Road home offers an abundance of accommodation, situated well in Haverhill in a lovely quiet cul-de-sac which is just a short walk to local amenities.

In brief the accommodation comprises of an entrance hall, with wc, kitchen with modern tone, a well sized living space and extended conservatory with french doors into low maintenance garden. The first floor comprises of two bedrooms and the family bathroom, and the top floor has the principal bedroom with en-suite shower room, and the fourth bedroom.

Externally the property benefits with off street parking in the form of garage and single parking space.

Ground Floor Accommodation

Entrance Hall

Welcome space with doors to WC, Kitchen, and Living room as well as stairs to first floor.

Kitchen

9' 3" x 5' 10" (2.82m x 1.78m)

Kitchen space with well kept wall and base units, with spaces for white goods. units host to Oven and gas hob, which has an overhead extractor, as well as sink with drainer.

Cloakroom

With low level WC, and wash hand basin.

Living Room

14' 3" x 12' 6" (4.34m x 3.81m)

Well proportioned living room with under stair storage and sliding door to extended conservatory

Conservatory

10' 1" x 8' 9" (3.07m x 2.67m)

With bright windows and high standard roof allowing year round use, with French doors into the garden.

First Floor Accommodation

Bedroom Two

12' 4" x 8' 8" (3.76m x 2.64m)

Window to rear aspect

Bedroom Three

12' 5" x 5' 11" (3.78m x 1.80m)

Window to front aspect

Bathroom

Part tiled bathroom, with low level WC, wash hand basin and panel sided bath with an overhead shower.

Second Floor Accommodation

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)

With fitted wardrobe, Window to front aspect and door to en-suite.

En-Suite

Shower room with low level Wc, wash hand basin and shower cubicle.

Bedroom Four

12' 4" x 6' 8" (3.76m x 2.03m)

With window to rear aspect

Outside

Low maintenance rear garden, with rear gate access into parking area.



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welcome to

Ruffles Road, Haverhill

- Garage & Parking
- Extended
- En-suite
- Ground floor WC
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£265,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NEM100211 - 0012

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