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Estate & Letting Agents

# 28 Cambridge Way

Haverhill, CB9 9HL

Asking Price £220,000

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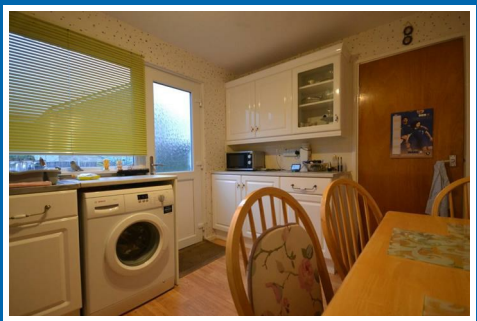
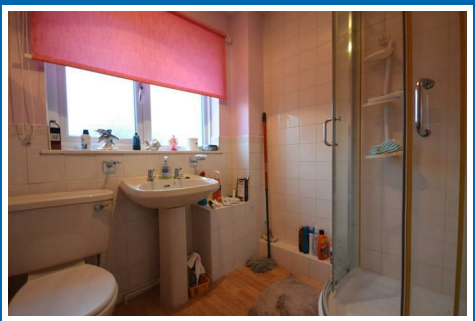



### Entrance hall
Generous entrance hall with oak effect laminate flooring leading to

### Lounge
13'9" x 12'2" (4.2 x 3.72)
Generous lounge with gas fire and mantle. Carpeted and large aspect to front

### Kitchen
12'1" x 8'7" (3.7 x 2.63)
Large kitchen with room for small dining table. Range of wall and base units in shaker style, occasional glazed cupboard. Option for white goods to be included. Back door access to garden.

### Cloak room
6'1" x 6'0" (1.86 x 1.85)
Wall mounted basin and WC. Aspect to garden

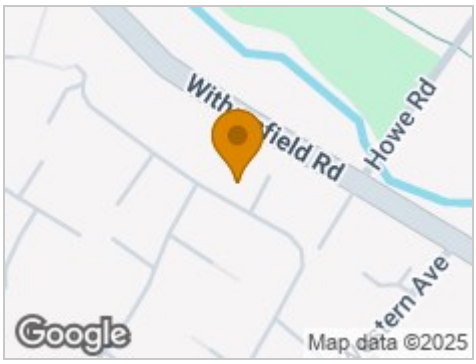
### Main bedroom
11'11" x 10'11" (3.65 x 3.35)
Large main bedroom with walk in wardrobe and aspect to rear garden

### Bedroom 2
10'11" x 10'7" (3.33 x 3.24)
Generous second bedroom with large walk in wardrobe and airing cupboard. Aspect to front

### Bedroom 3
7'7" x 6'10" (2.32 x 2.10)
Third smaller single room/dressing area. Aspect to front

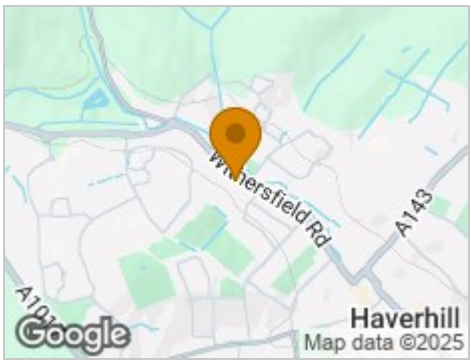
### Family bathroom
6'4" x 6'1" (1.94 x 1.87)
Two piece white suite with separate shower cubicle. Frosted aspect to rear garden

## Road Map

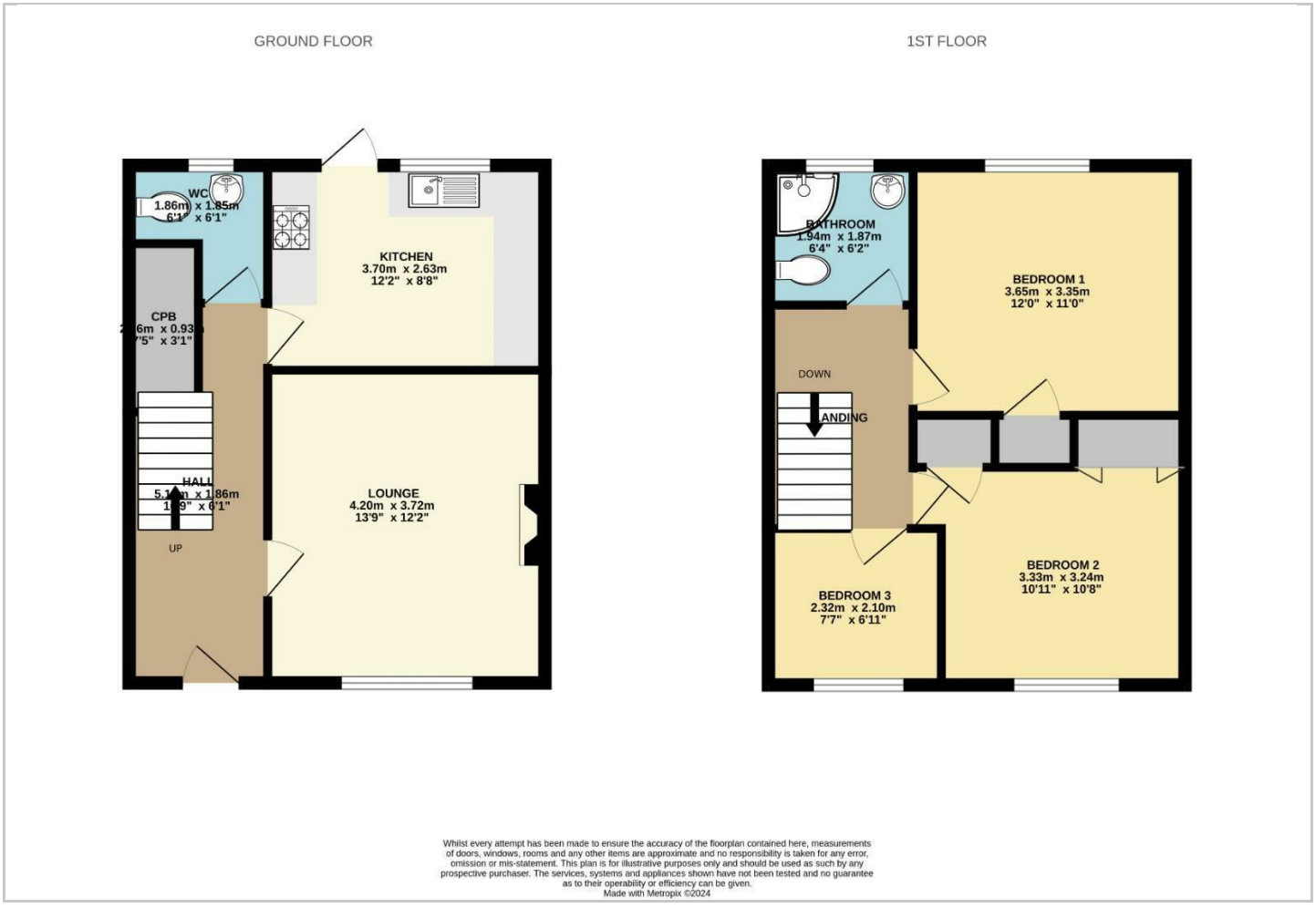



## Hybrid Map

## Terrain Map



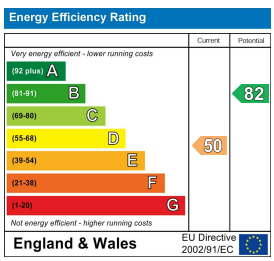

## Floor Plan




## 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.

12, High Street, Haverhill, Suffolk, CB8 8AR
Tel: 01440 707976 Email: haverhill@balmforth-hav.co.uk www.balmforthestateagents.co.uk