Balmforth

Estate Agents, Valuers & Letting Agents

68 Shetland Road

Haverhill, CB9 0LR

Guide Price £260,000

3 | 1 | 1 | D

68 Shetland Road

Haverhill, CB9 0LR

Guide Price £260,000

UPVC entrance door leading into

ENTRANCE HALLWAY

Access to loft space housing recently installed gas boiler. Further storage cupboard and door to

LOUNGE

14'5 x 10'9 (4.39m x 3.28m)

Radiator. Open plan leading to

DINING AREA

10'9 x 7'3 (3.28m x 2.21m)

UPVC double glazed doors leading out into the rear garden. Laminate flooring. Wall mounted radiator.

KITCHEN

10'2 x 7'2 (3.10m x 2.18m)

Recently re-fitted with a range of matching base and wall units with work surfaces over. Inset sink and drainer with mixer tap over. Built in electric oven and hob with extractor canopy over. Space and plumbing for washing machine. Wood effect flooring.

BEDROOM ONE

12' x 9'11 (3.66m x 3.02m)

UPVC double glazed window to front aspect. Built in wardrobes to one wall. Radiator.

BEDROOM TWO

10'2 x 7'6 (3.10m x 2.29m)

Recently installed UPVC door leading out into the rear garden. Radiator.

BEDROOM THREE

10'2 x 6'10 (3.10m x 2.08m)

With UPVC double glazed window to front aspect. Radiator.

SHOWER ROOM

Obscure double glazed window to side aspect. Fitted with a matching white suite comprising corner shower cubicle with electric shower over, wash hand basin with vanity unit below, low level WC. Full wall tiles. Heated towel rail. Inset spotlighting and extractor fan.

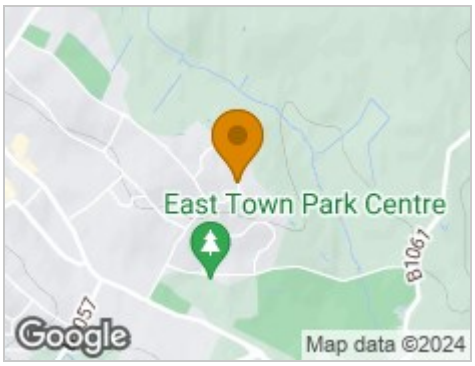
OUTSIDE

The property is nestled in a generous plot with extensive block paved driveway providing off street parking for multiple vehicles, leading to the attached single garage with personal door into the garden. The remainder of the front garden is enclosed to boundaries by mature hedging and laid to lawn. The recently re-fenced rear garden has an immediate patio area, ideal for outside entertaining, remainder laid to lawn and a further decked area. Wooden garden shed. Side gated access.

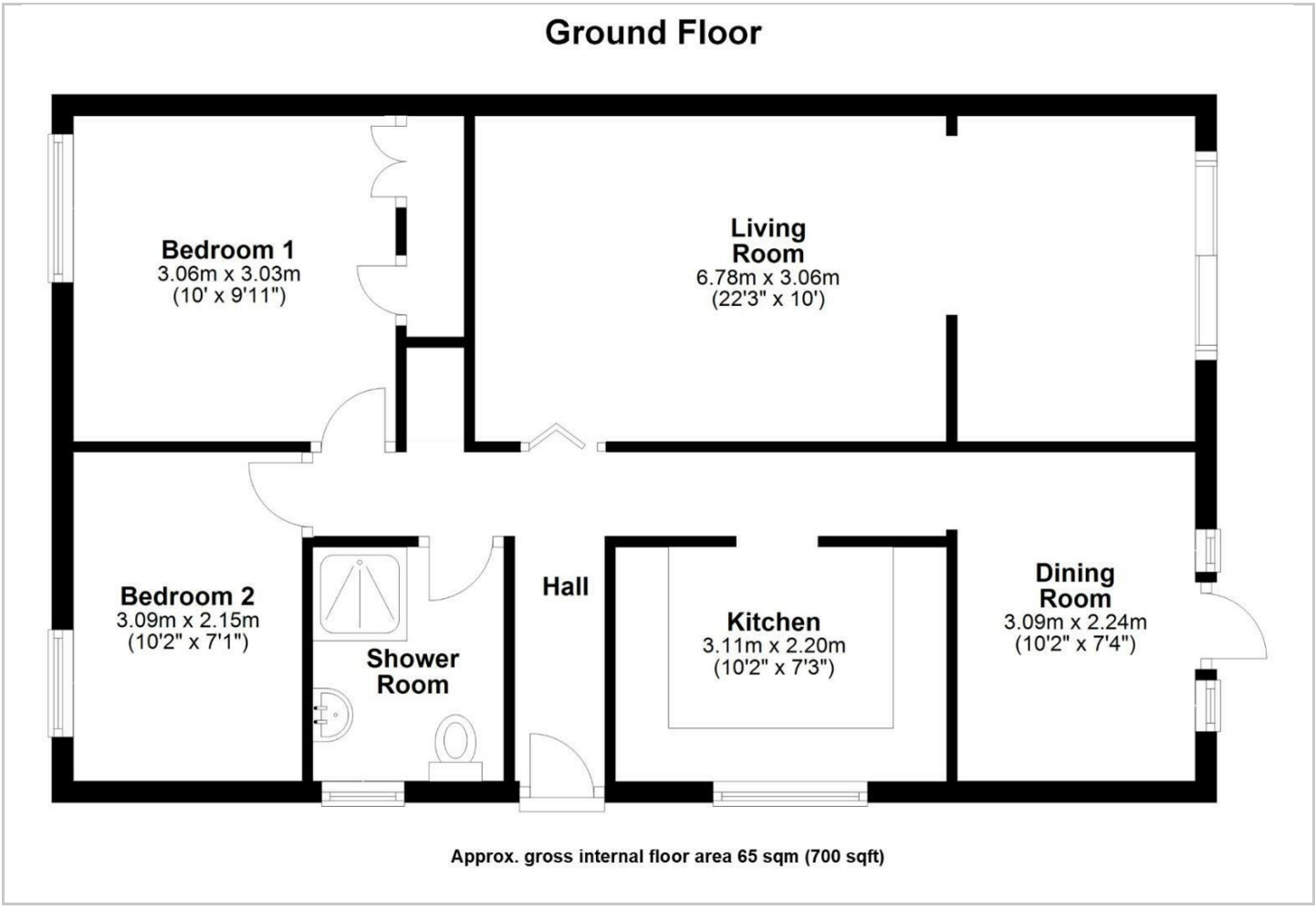
Road Map

Hybrid Map

Terrain Map



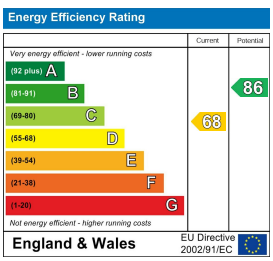
Floor Plan



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