



Manor Farm Close, Haverhill, CB9 8QN

CHEFFINS

Manor Farm Close

Haverhill,
CB9 8QN

A beautifully presented and spacious three bedroom detached house. The property is located in a cul de sac location close to the town centre and amenities and benefits from driveway, garage, and rear garden. Available 27th March 2026.

- Three Bedrooms
- En Suite Shower Room
- Dining Room/Study
- Downstairs WC
- EPC Rating C
- Council Tax Band C

3 2 2

£1,500 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, understairs cupboard, doors to:

Sitting Room

Feature fireplace, window to front, French doors to garden

Kitchen

Fitted wall and base units, oven, dishwasher, space and plumbing for appliances, window to rear, door to garden

Dining Room / Study

Window to front

WC

WC, wash hand basin

FIRST FLOOR

Landing

Storage cupboard, doors to:

Bedroom One

Window to front, fitted wardrobes, door to:

En Suite Shower Room

WC, wash hand basin, shower

Bedroom Two

Window to front, fitted wardrobe

Bedroom Three

Window to rear

Bathroom

Panelled bath, wc, wash hand basin, velux window

OUTSIDE

Garden

Mainly laid to lawn with paved patio area, mature trees and shrubs, pedestrian access to garage

Garage and Driveway

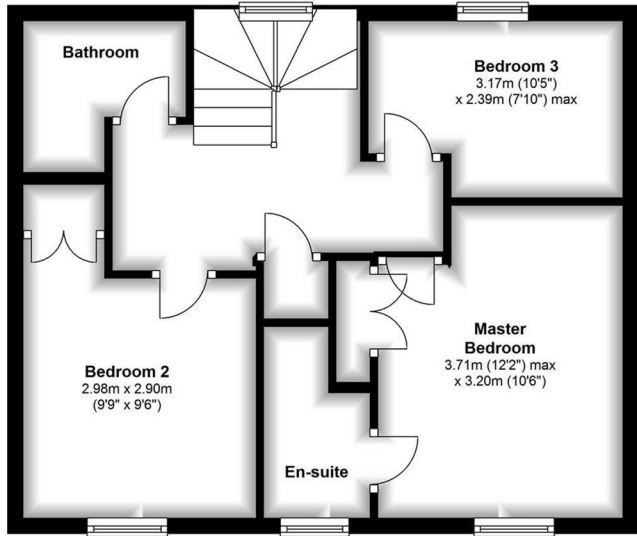
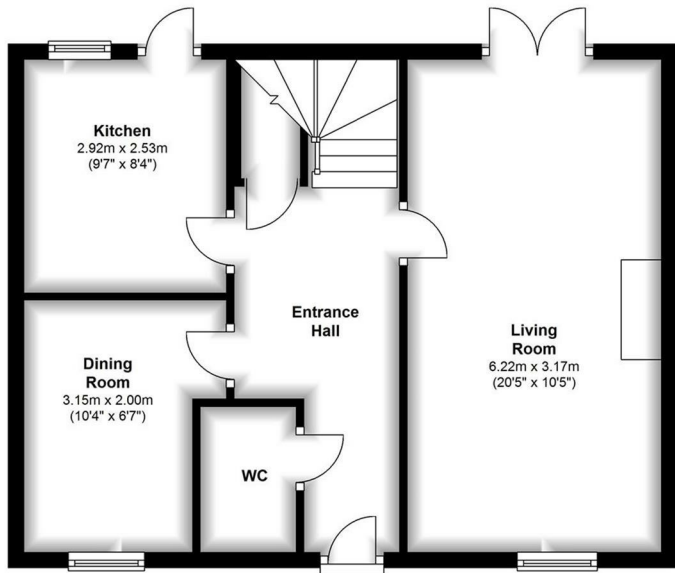
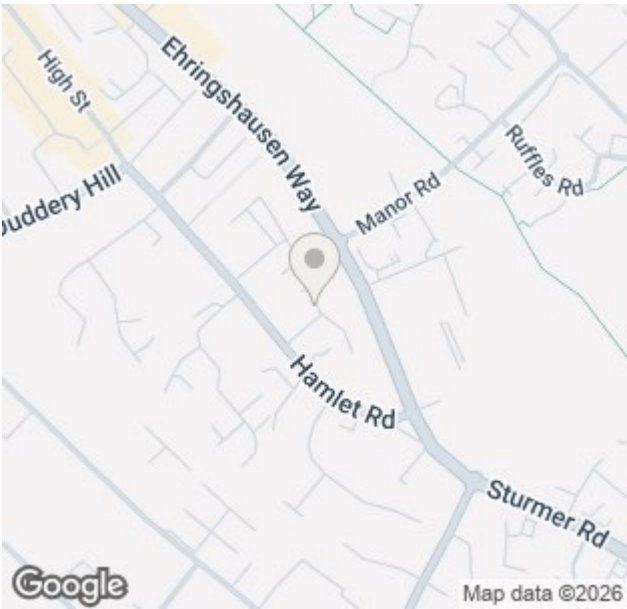
Single garage with up and over door, driveway to side of house

Holding Deposit

£346.00

Material Information

For more information on this property please refer to the Material Information brochure on our Website



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	79	83

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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