



Crowland Road, Haverhill, CB9 9LE

**CHEFFINS**

## Crowland Road

Haverhill,  
CB9 9LE

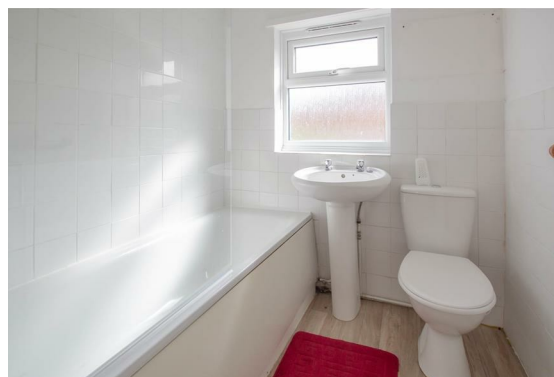
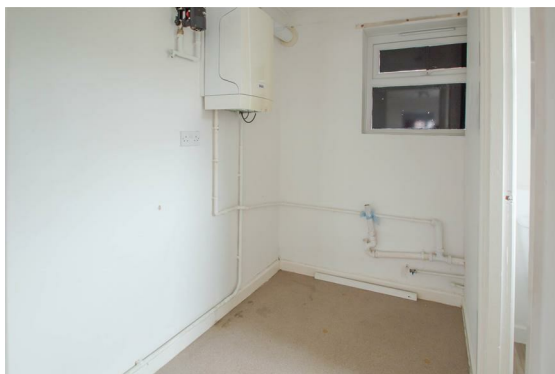
A conveniently located two bedroom property situated within close proximity to the town centre and its amenities. The property benefits from a generous open plan Lounge/Diner, fitted Kitchen and first floor bathroom. Available 28th November 2025.

- Two Bedrooms
- Open Plan Lounge / Dining Room
- Utility Area
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy



**£975 PCM**





## GROUND FLOOR

**LOUNGE/DINER** 6.47m x 3.17m (21'3" x 10'5") Window to front, window to rear, fireplace, two radiators, door to Storage cupboard. The storage cupboard has access to the Cellar. The Cellar is accessed via a hatch with ladder down to Cellar.

**KITCHEN** 3.83m x 2.18m (12'7" x 7'2") max. Window, door to garden, access to:

**UTILITY AREA** 2.11m x 1.38m (6'11" x 4'6") Plumbing for washing machine, window to rear, door to:

**WC** Obscure window, two piece suite comprising wash hand basin and low-level WC.

## FIRST FLOOR

**LANDING** Door to:

**BEDROOM 1** 3.10m x 3.08m (10'2" x 10'1") Window to front, radiator, double door to wardrobe.

**BEDROOM 2** 2.74m x 2.10m (9' x 6'11") max. Window to rear, radiator, double door to wardrobe, door to Airing cupboard.

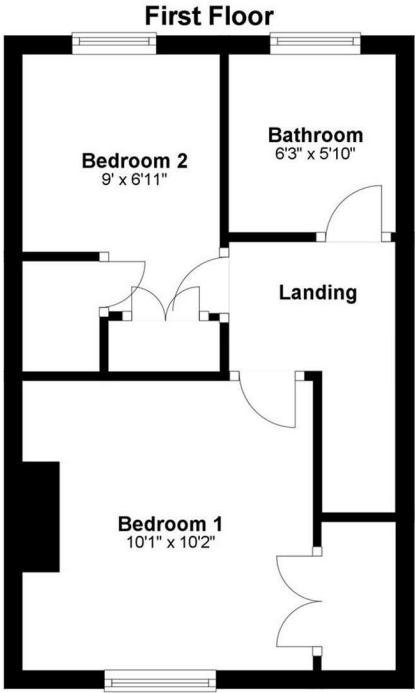
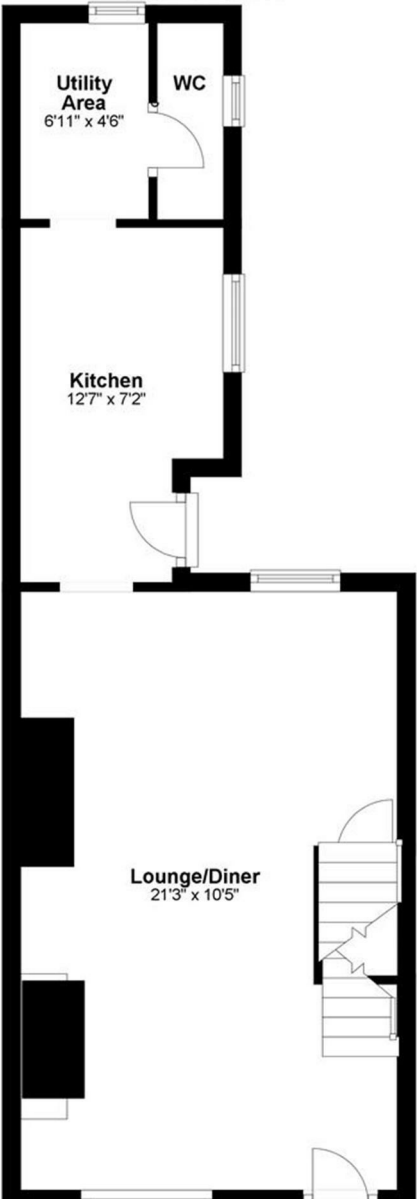
**BATHROOM** Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, obscure window.

**OUTSIDE** The property has a low maintenance rear garden which is enclosed by timber fencing. There is also a rear access gate.

**AGENTS NOTE** - For more information on this property, please refer to the Material Information brochure that can be found on our website.

**HOLDING DEPOSIT** - £225.00

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>86</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>60</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



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.

