



Manor Farm Close, Haverhill, CB9 8QN

**CHEFFINS**



## Manor Farm Close

Haverhill,  
CB9 8QN

A modern two bedroom second floor apartment conveniently located for the town centre and amenities. The property benefits from en suite shower room, fitted kitchen, and allocated parking space. Available 25th September 2026.

- Two Bedrooms
- Bathroom and En Suite Shower Room
- Sitting Room
- Allocated Parking Space
- EPC Rating C
- Council Tax Band B



**£975 PCM**





## Entrance Hall

Two storage cupboards, doors to:

## Sitting Room

Window, two Velux windows

## Kitchen

Fitted wall and base units with work top over, sink and mixer tap, electric oven and hob, space and plumbing for appliances, window

## Bathroom

Fitted bath with shower over, vanity sink unit, wc, two Velux windows

## Bedroom One

Storage cupboard, window, door to:

## En Suite Shower Room

Shower cubicle, wc, vanity sink unit

## Bedroom Two

Velux window

## Parking

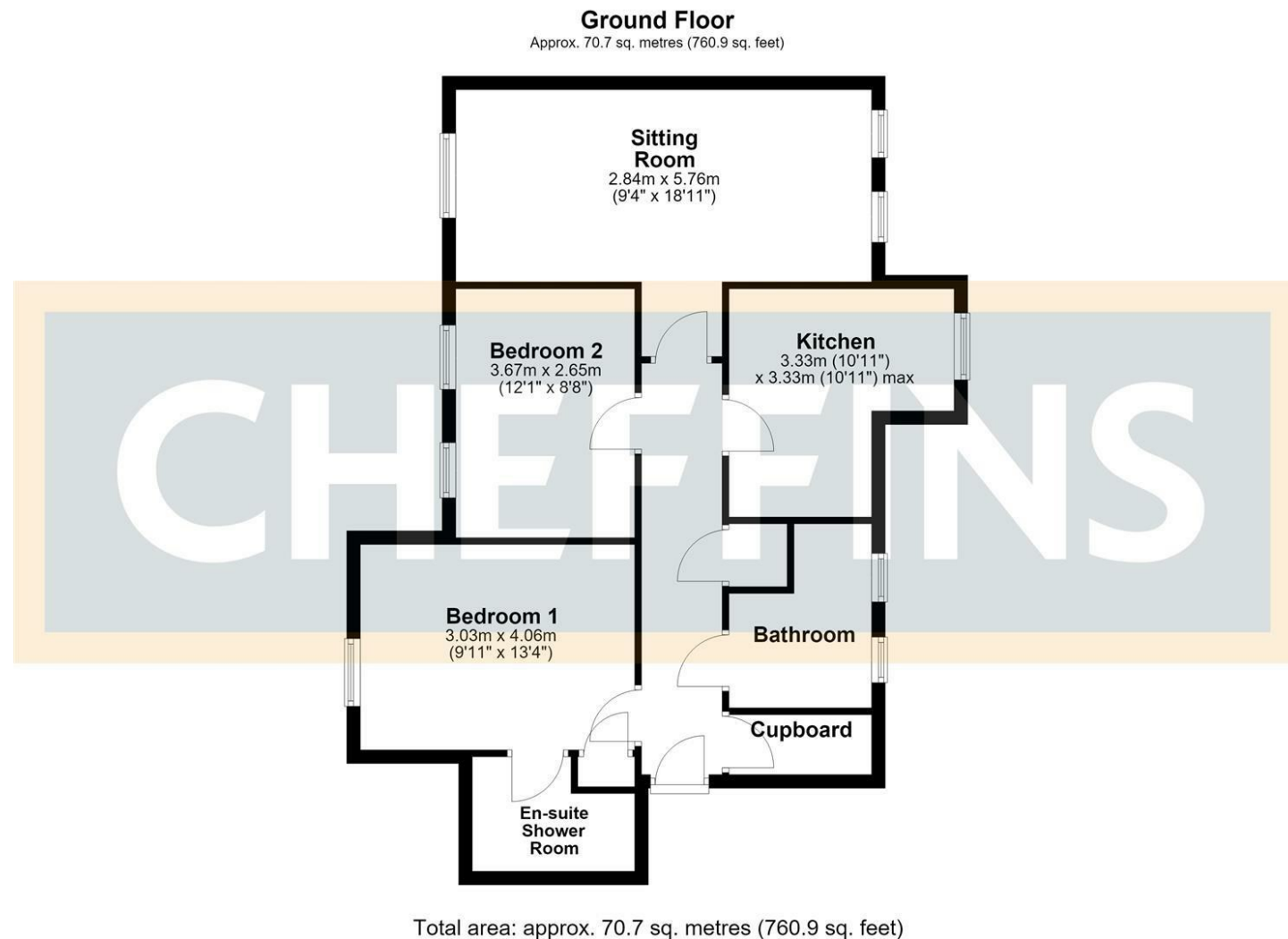
One allocated parking space in communal car park

## Holding Deposit

£225.00

## 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 71      | 76        |
| England & Wales<br>EU Directive 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.