



Cambridge Close, Haverhill, CB9 9HP

**CHEFFINS**

## Cambridge Close

Haverhill,  
CB9 9HP

A well presented three bedroom property located on Cambridge Close. The property benefits from a large living room, two off road parking spaces and a very well presented enclosed rear garden. Available 19th December 2025.

- 3 Bedrooms
- Large Living Room
- Enclosed Rear Garden
- EPC Rating D
- Council Tax Band B
- Minimum Tenancy Term 6 Months

3 1 0

£1,150 PCM





## GROUND FLOOR

### Hallway

Storage cupboard, stairs, doors to:

### Living Room

Window to front.

### WC

Window to rear, hand basin & toilet.

### Kitchen

Window to rear, door to back garden. Stainless steel mixer tap sink unit & freestanding cooker with hob on top.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1

Window to front, Storage cupboard, wardrobe sliding door.

### Bedroom 2

Window to rear.

### Bedroom 3

Window to front.

### Bathroom

Window to front, toilet & hand basin. Bath unit with separate hot & cold

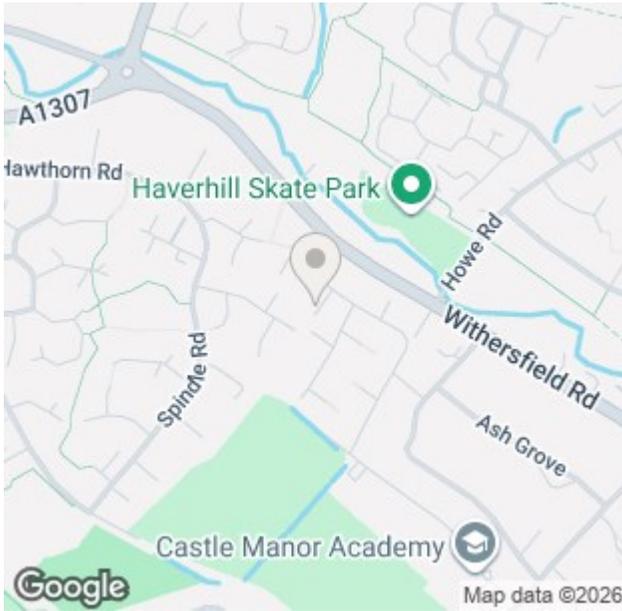
taps. Electric shower unit over the top.

## OUTSIDE

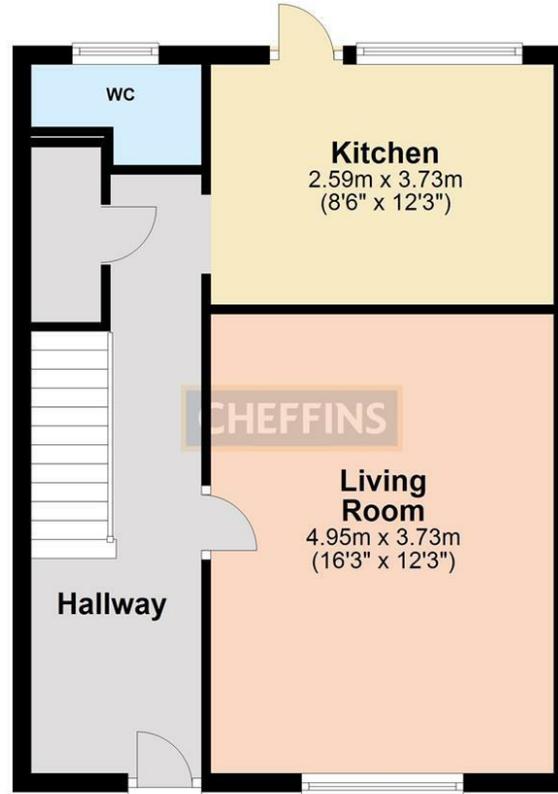
Rear enclosed garden area with patio path leading to rear gate. Grass area & also slated area. Front driveway, space for 2 x cars.

## Material Information

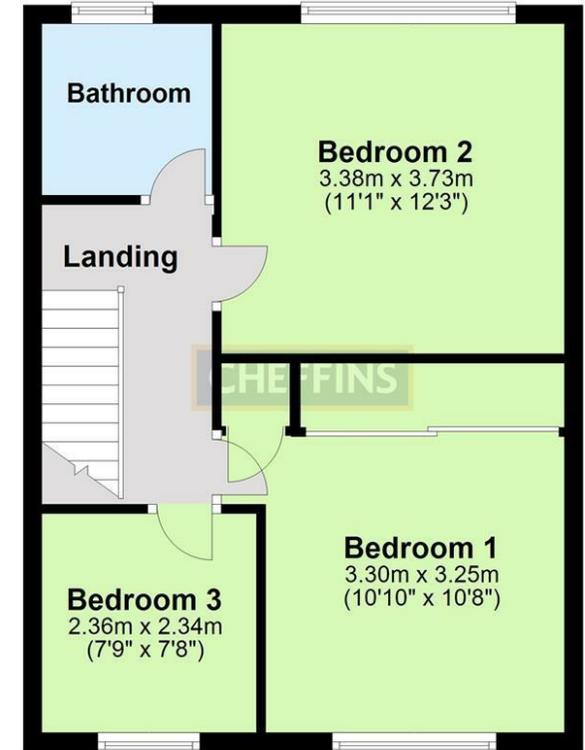
For more information on this property please refer to the Material Information brochure on our Website



### Ground Floor



### First Floor



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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>	<b>72</b>	<b>77</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		
<b>England &amp; Wales</b>	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: 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.

