



Cramswell Close, Haverhill, CB9 9QL

CHEFFINS

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Haverhill,
CB9 9QL

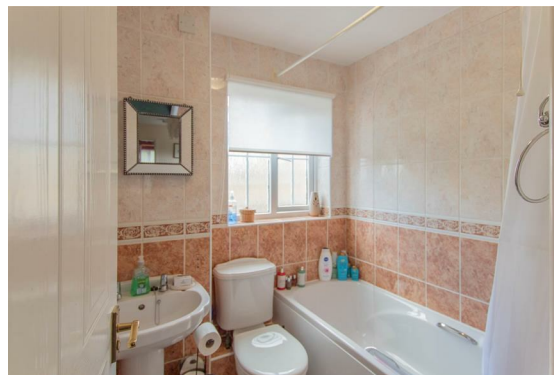
We are currently fully booked for viewings – Please call the office to be added to a cancellations list. A well presented three bedroom semi detached house with the benefit of driveway and garage to the side. The property benefits from a kitchen diner, and enclosed rear garden. Available 27th June 2025.

- Three Bedrooms
- Furnished
- Driveway and Garage
- EPC Rating D
- Council Tax Band C
- Minimum 12 Month Tenancy

3 1 1

£1,250 PCM





Entrance Hall

Stairs to first floor, door to:

Living Room

Window to front, door to:

Kitchen / Dining Room

Fitted with wall and base units with worktop over, electric oven with gas hob, fridge freezer, dishwasher and washing machine, window to rear, doors to garden

Landing

Storage cupboard, doors to all rooms

Bedroom One

Built in wardrobe, window to rear

Bedroom Two

Built in cupboard, window to front

Bedroom Three

Window to rear

Bathroom

Panelled bath with shower over, wc, wash hand basin, window to front

Garden

Patio area leading to lawn with mature trees and shrubs, enclosed by walls and fences with side access gate

Driveway and Garage

Driveway to side. Single garage with up and over door

Holding Deposit

£288.00

Material Information

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

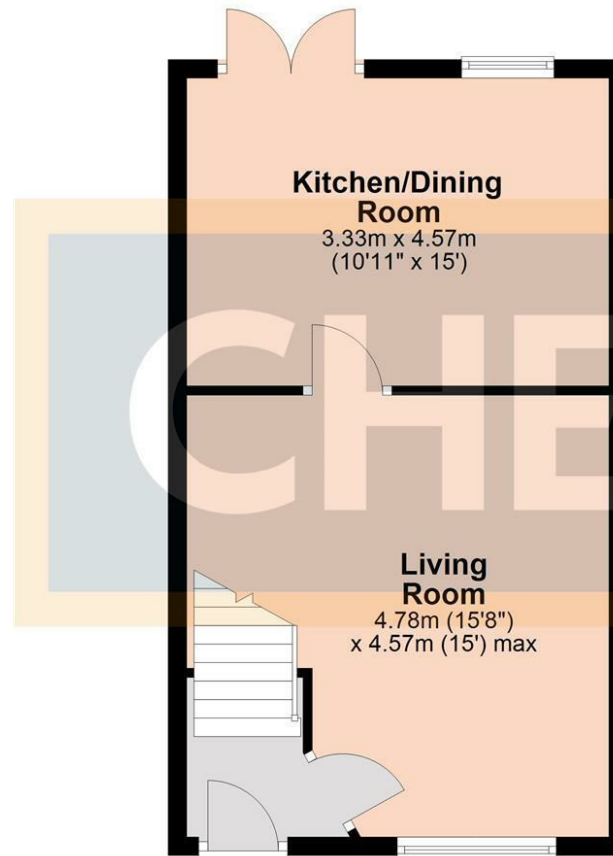


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

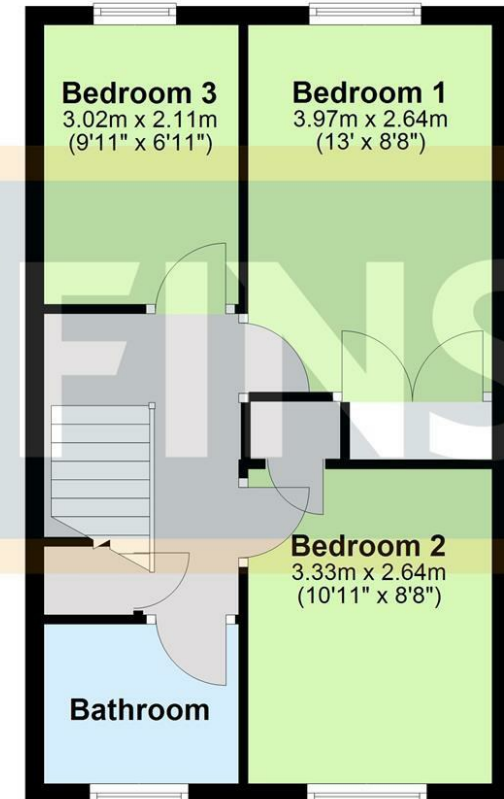
Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 77.1 sq. metres (829.4 sq. feet)

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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