



Claudian Close, Haverhill, CB9 0NL

CHEFFINS

Claudian Close

Haverhill,
CB9 0NL

A pleasant three bedroom link detached property occupying a cul de sac position within the highly desirable Roman Way development. The property benefits from WC, spacious lounge / dining room, single garage and driveway and recently refitted kitchen and bathroom. Available 12th January 2026.

- Three Bedrooms
- Kitchen
- Lounge / Dining Room
- EPC Rating D
- Council Tax Band C
- Minimum 12 Month Tenancy

 3  1  1

£1,300 PCM



**Entrance Hall**

Radiator, stairs, door way to Kitchen, door way to Lounge/Diner, under stairs Storage cupboard.

WC

Obscure window, fitted with two piece suite comprising wash hand basin and low-level wc, radiator

Kitchen

Matching wall and base units with tiled splashback and worktop over, freestanding cooker with hob, plumbing for appliances

Lounge / Diner

Window to rear, two radiators, french double doors

Landing

Door to airing cupboard, open plan to

Bedroom One

Window to front, radiator

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to rear, radiator

Bathroom

Fitted with three piece suite comprising pedestal wash hand basin, panelled bath with shower over, and low-level WC, obscure window, radiator

Garden

The property has a pleasant rear garden which is largely south facing and predominantly laid to lawn with several flower beds situated throughout the garden. The garden is enclosed by timber fencing with side access gate leading to the front of the property. There is a personal door providing access to the garage

Garage and Driveway

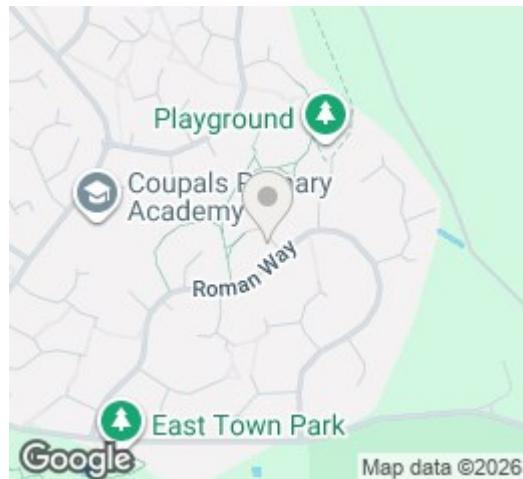
The property has the benefit of a single garage with up and over door, power and lighting connected with personal door leading to the garden

Holding Deposit

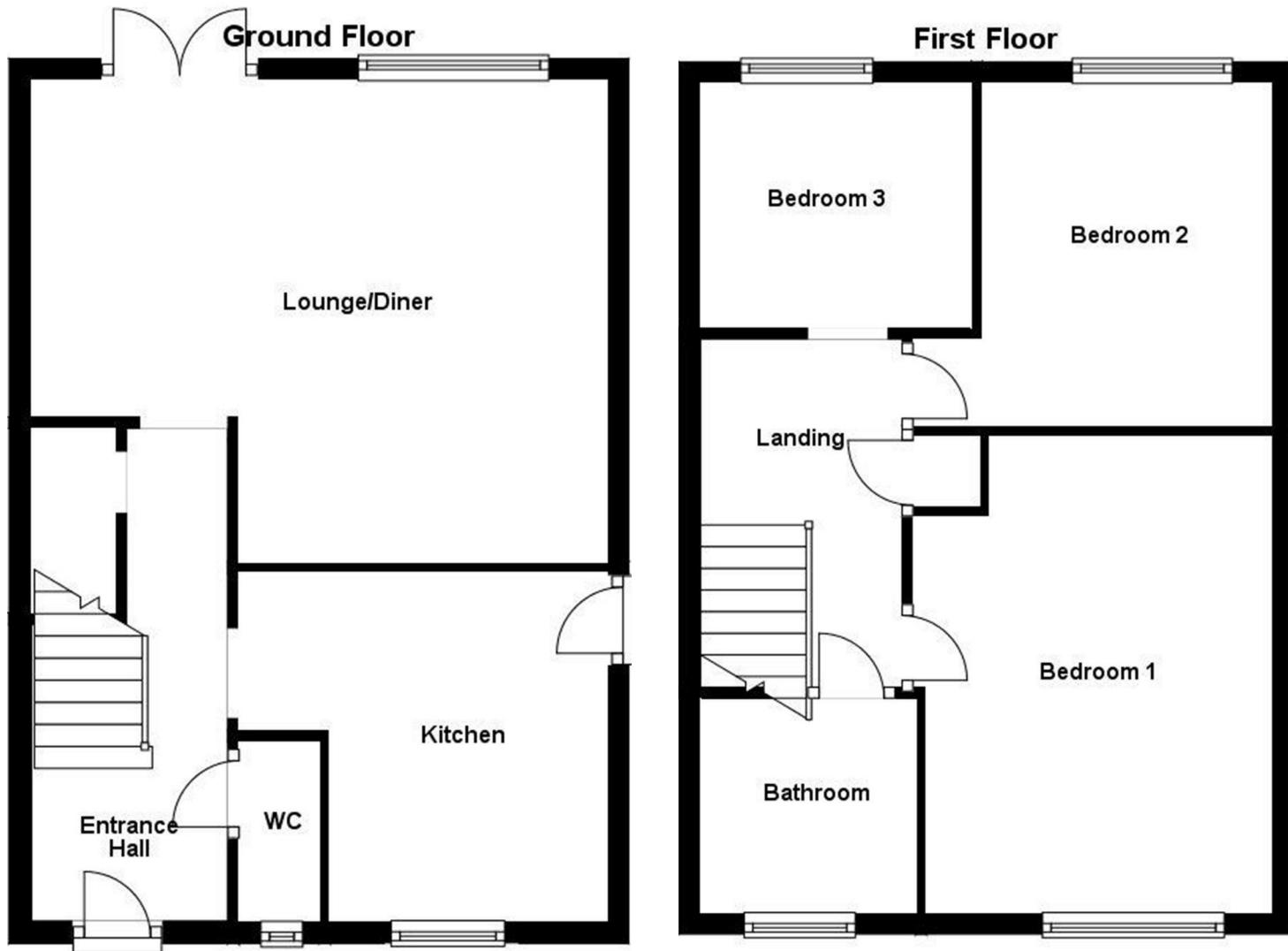
£300.00

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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents note:

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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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