



Hales Barn Road, Haverhill, CB9 9SE

**CHEFFINS**

## Hales Barn Road

Haverhill,  
CB9 9SE

A beautifully presented two bedroom end of terrace property conveniently located and benefitting from kitchen / diner, master bedroom with en-suite facilities and two allocated parking spaces. Available 24th November 2025.

- Two Bedrooms
- En Suite Shower Room
- Allocated Parking
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy

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**£1,100 PCM**





## GROUND FLOOR

### WC

Fitted with two piece suite comprising wash hand basin, low-level wc and electric fan heater. .

### Sitting Room

Window to side, window to front, two radiators, door to downstairs storage cupboard, carpet since fitted, door to:

### Kitchen Diner

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, electric oven, four ring gas hob with extractor hood over, window to rear, radiator, stairs, sliding patio doors to garden.

## FIRST FLOOR

### Landing

Door to airing cupboard, carpet fitted, door to:

### Bedroom 1

Window to front, radiator, double wardrobe, carpet fitted

### En Suite Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, obscure window, radiator

### Bedroom 2

Window to rear, radiator, double wardrobe, carpet fitted

### Bathroom

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

### Outside

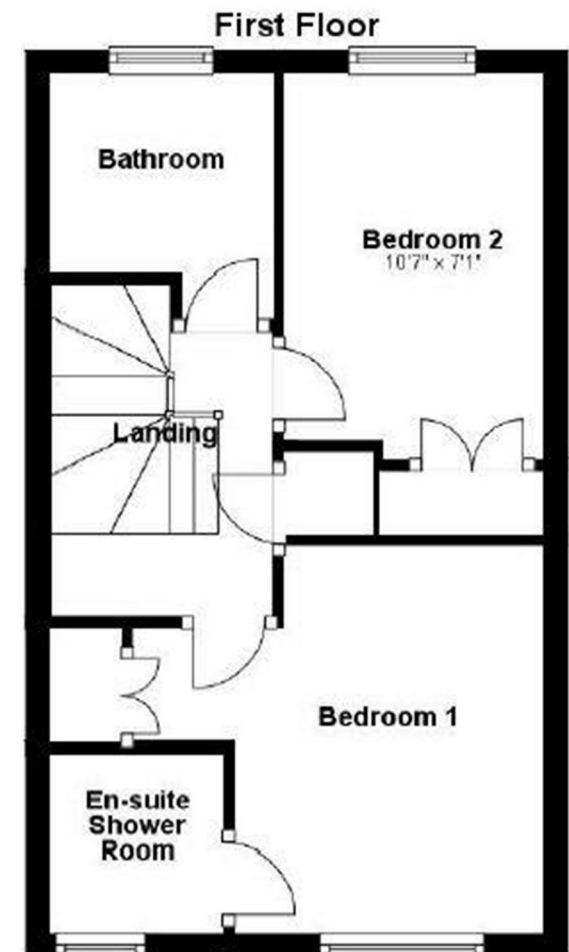
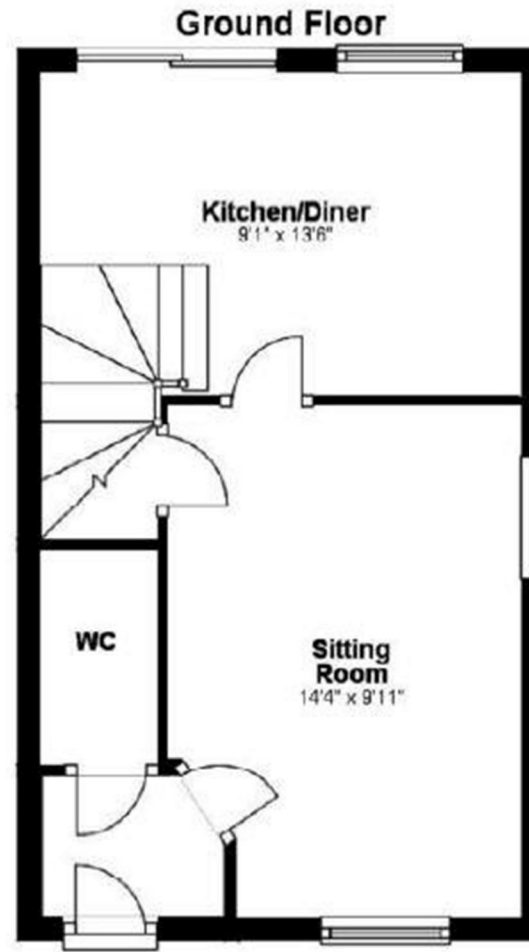
There is a garden to the rear and one allocated parking space

### Holding Deposit

£253.00

### 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>                          |                            | <b>90</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</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<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](http://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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