



Poplar Close, Haverhill, CB9 9EJ

CHEFFINS

Poplar Close

Haverhill,
CB9 9EJ

We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A beautifully presented two bedroom house on the Cambridge side of Town. The property benefits from driveway to the side, rear garden, and the addition of a conservatory. Available 1st September 2025.

- Two Bedrooms
- Kitchen / Diner
- Off Road Parking
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy

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£1,100 PCM





GROUND FLOOR

Sitting Room

Window to front, radiator, stairs, door to:

Kitchen Breakfast Room

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, plumbing for washing machine, space for fridge/freezer, window to rear, french double doors to:

Conservatory

Half brick and PVCu construction with polycarbonate roof and power connected, radiator, double doors to garden.

FIRST FLOOR

Landing

Door to Airing cupboard, door to:

Bedroom One

Two windows to front, radiator, double door to wardrobe.

Bedroom Two

Window to rear, radiator.

Bathroom

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

OUTSIDE

Garden

The property benefits from a secluded rear garden with immediate paved patio area. A picket style fence encloses the remainder of the garden which is laid to lawn with some mature feature shrubs and plants bordering. There is side access leading to the front of the property.

Driveway

To the side of the property is a driveway providing off road parking.

Holding Deposit

£253.00

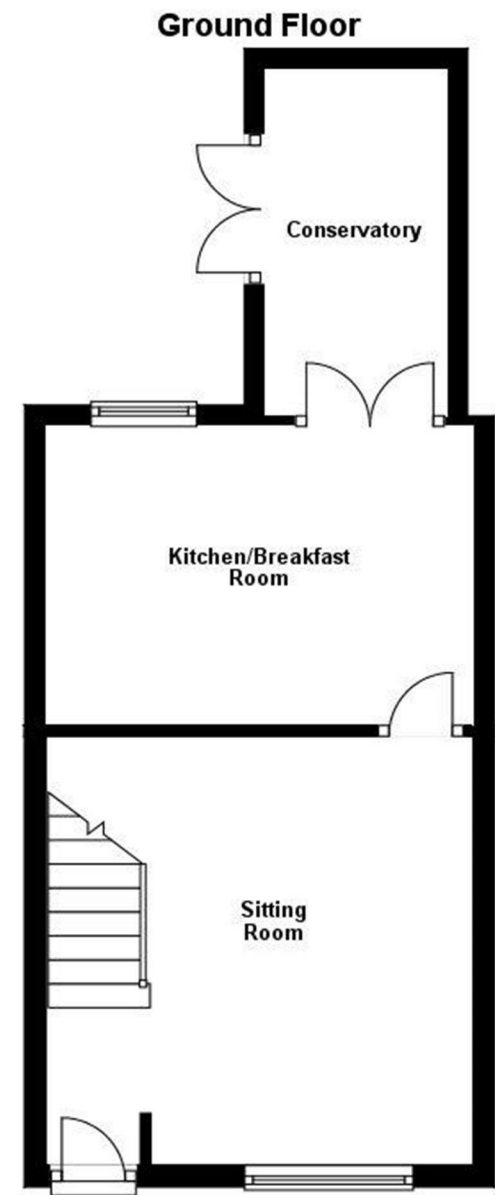
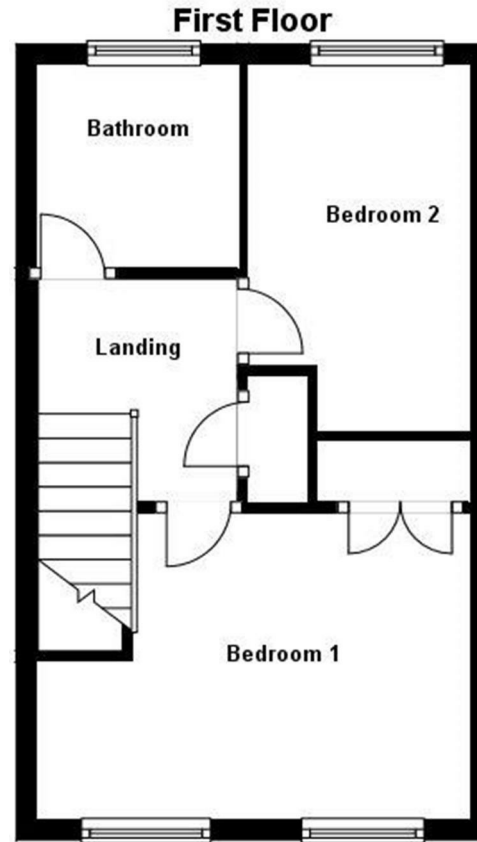
Material Information

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) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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