



Fleming Way, Withersfield, CB9 7SQ

CHEFFINS

Fleming Way

Withersfield,
CB9 7SQ

A spacious and very well presented two bedroom first floor flat located on the edge of the town with excellent transport links to Cambridge. The property benefits from en suite to master bedroom, allocated parking space, and balcony. Available 4th September 2026.

- Two Bedrooms
- Kitchen
- Bathroom and En Suite
- Allocated Parking
- EPC Rating B
- Council Tax Band B



£1,025 PCM





Entrance Hall

Entry phone, storage cupboard, doors to:

Lounge

Balcony, open to:

Kitchen

Fitted with matching wall and base units with worktop over, sink with mixer tap and drainer, electric oven and gas hob, space for fridge freezer and washing machine, window

Bedroom 1

Window, fitted double wardrobe, door to:

En Suite

Shower enclosure with chrome shower, wc, wash hand basin

Bedroom 2

Window

Bathroom

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

Outside

One allocated parking space

Holding Deposit

£236.00

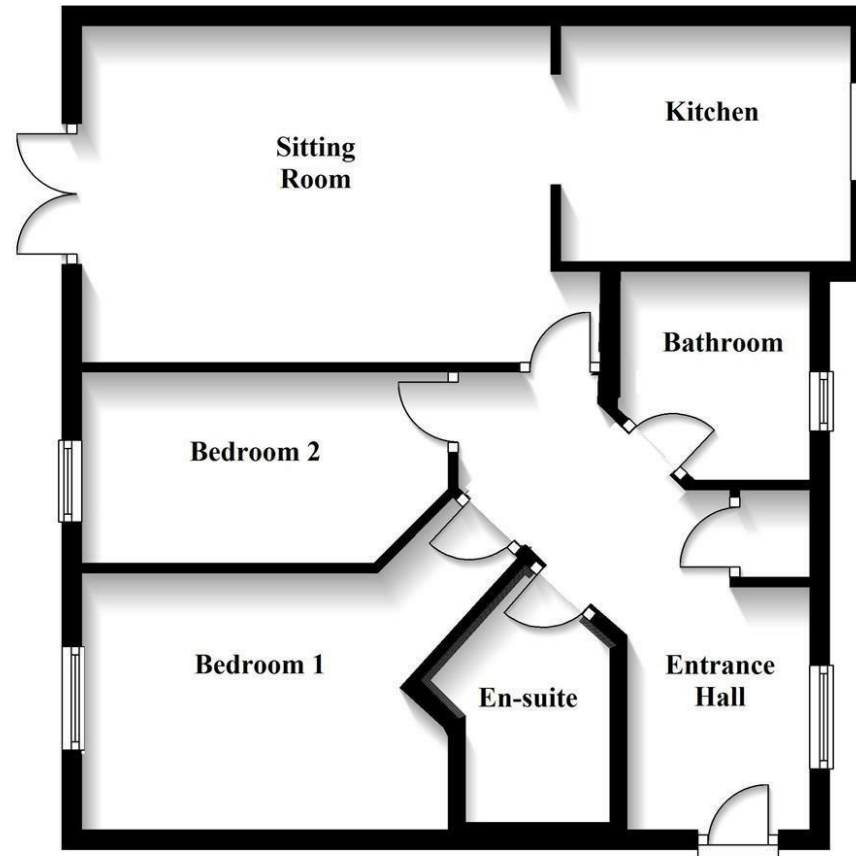
Lettings Agents Notes

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		
(81-91) B	83	83
(69-80) C		
(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 	



Total area: approx. 58.6 sq. metres (630.9 sq. feet)

Agents note:

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Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk



IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.