



Burton End, Haverhill, CB9 9AD

**CHEFFINS**



## Burton End

Haverhill,  
CB9 9AD

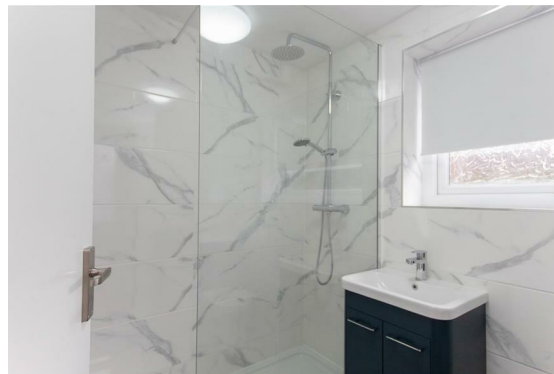
A beautifully presented and recently renovated two bedroom terraced house close to bus routes and amenities. The property has been tastefully redecorated and includes refitted kitchen and bathroom and large rear garden. Available 20th February 2026.

- Two Double Bedrooms
- Kitchen Breakfast Room
- Sitting Room
- Rear Garden
- EPC Rating C
- Council Tax Band B



**£1,100 PCM**





## Ground Floor

### Sitting Room

Window to front, electric fireplace with alcove shelving, door to:

### Kitchen Breakfast Room

Fitted kitchen with wall and base units, space and plumbing for appliances, electric oven and hob, breakfast bar, window to rear, stairs to first floor, door to:

### Inner hall

Door to rear, door to:

### Shower Room

Fitted walk on shower enclosure with dual shower, sink in vanity unit, wc, window to rear

## First Floor

### Landing

Doors to:

### Bedroom One

Window to front, two built in wardrobes

### Bedroom Two

Window to rear, built in wardrobes, storage cupboards

## Outside

Rear garden features patio area leading to lawn with mature shrubs and borders, right of way for neighbouring properties

## 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>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
England & Wales		EU Directive 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.

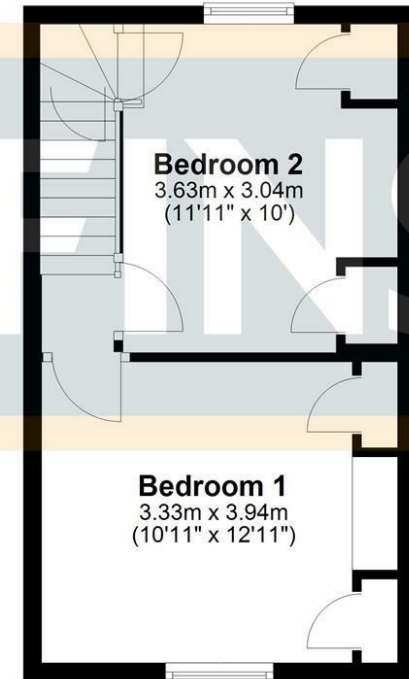
#### Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



#### First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 sq. feet)



**CHEFFINS**