



# **Rutland Court**

Haverhill, CB9 8HW

A spacious and well located three bedroom family home situated on the outskirts of the Clements development. The property benefits from a generous sitting room, kitchen / diner, gas central heating and private rear garden. Available 12th December 2025.

- Three Bedrooms
- · Kitchen / Diner
- Utility Area
- EPC Rating D
- · Council Tax Band B
- Minimum 6 Month Tenancy



# £1,150 PCM



# **CHEFFINS**













## **GROUND FLOOR**

#### **ENTRANCE HALL**

## SITTING ROOM

Window to rear, radiator.

## **KITCHEN**

Fitted with base and eye level units, one and half bowl stainless steel sink, plumbing for washing machine, space for cooker and fridge/freezer, window to rear and front, radiator, door to garden, door to utility.

### **UTILITY**

Utility area housing boiler, door to garden.

## **FIRST FLOOR**

#### **LANDING**

Storage cupboard, doors to:

## **BEDROOM ONE**

Window to rear, radiator.

## **BEDROOM TWO**

Window to rear, radiator.

## **BEDROOM THREE**

Window to rear, radiator.

#### **BATHROOM**

Two piece suite comprising bath with shower over, pedestal hand wash basin, heated towel rail, obscure window.

#### WC

Fitted with low level WC, obscure window.

## **OUTSIDE**

Paved patio for seating, with steps up to a further patio/covered shingle area. Enclosed by timber fencing.

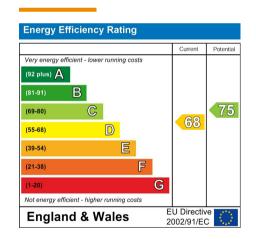
## **HOLDING DEPOSIT**

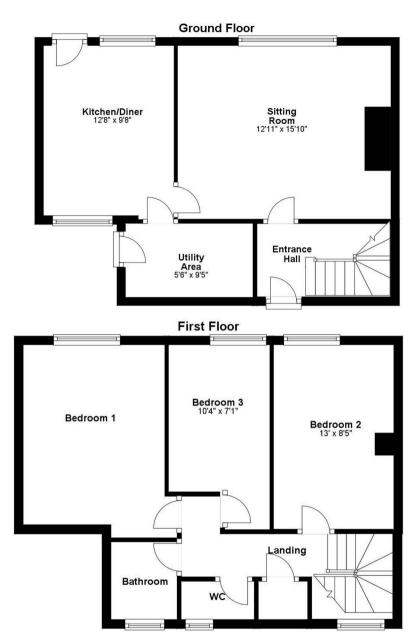
£265.00

#### MATERIAL INFORMATION

For more information on this property please refer to the Material Information brochure on our Website







#### Agents note:

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