



Dairy House, Haverhill, CB9 8EH

**CHEFFINS**

## Dairy House

Hamlet Road, Haverhill,  
CB9 8EH

A first floor two bedroom property with bathroom and en suite shower room within walking distance to the town centre and public transport. Reception room comprising lounge and kitchen with courtyard rear garden. Parking with allocated space. Available 19th December 2025.

- Two Double Bedrooms
- Close to Town Centre
- En Suite Shower Room
- EPC Rating C
- Council Tax Band B
- Minimum 6 Month Tenancy



**£1,100 PCM**







## Entrance Hall

Communal entrance hall leading to private inner hallway, private door to courtyard garden, stairs to first floor

## Landing

Doors to rooms

## Lounge Area

Bay window to front

## Kitchen Area

Window to rear, boiler, fitted kitchen with worktops over, oven and hob, space for appliances

## Bedroom One

Window to rear, window to side, storage cupboard door to en suite

## En Suite

Window to rear, shower cubicle, toilet and basin

## Bedroom Two

Bay window to front

## Bathroom

Window to rear, bath with shower over, toilet and basin

## Garden

Paved courtyard garden enclosed by fencing

## Parking

Parking space to front of property

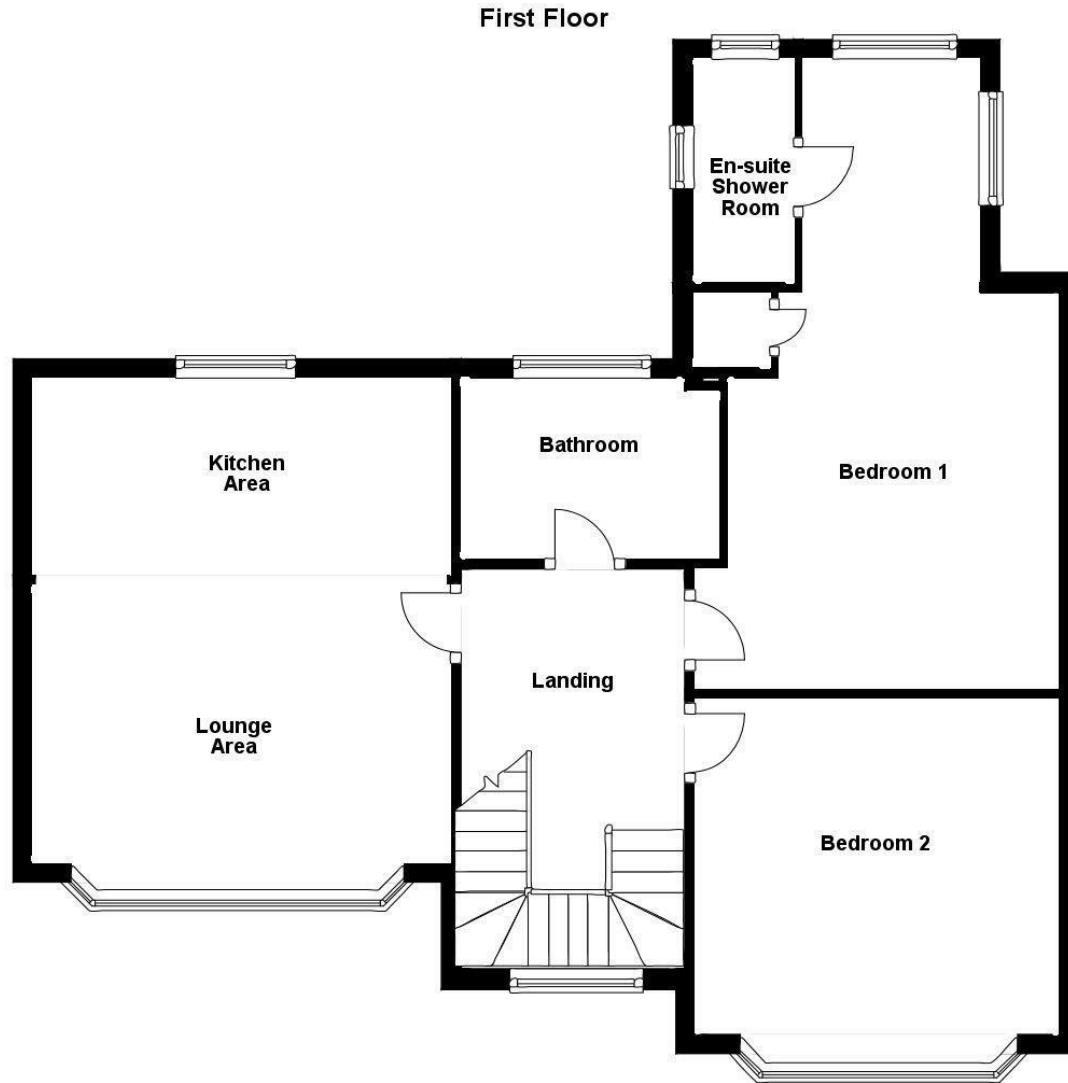
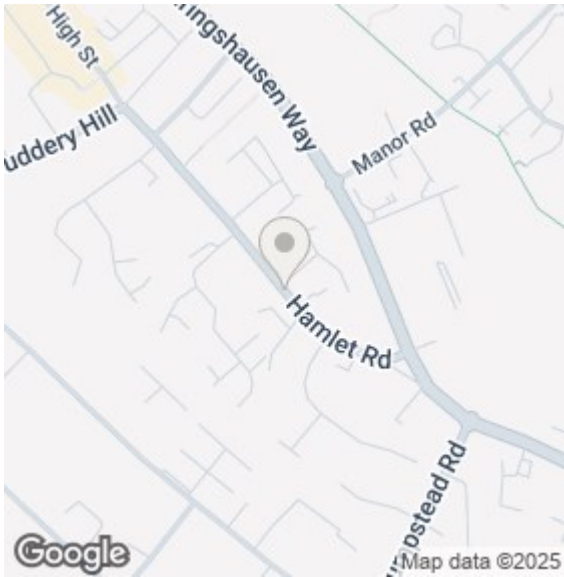
## Holding Deposit

£253.00

## 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         | 76        |
| (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.

