



Station Road, Haverhill, CB9 0EU

**CHEFFINS**



## Station Road

Haverhill,  
CB9 0EU

\*We are currently fully booked for viewings - Please call the office to be added to a cancellations list.\* A newly refurbished and fantastically presented 3 bedroom property located on Station Road. The property benefits from allocated parking, large living area and brand new look throughout. Available 1st September 2025.

- 3 Bedroom
- Newly Converted
- Allocated Parking
- EPC Rating B
- Council Tax Band Expected B
- Minimum Tenancy Term 12 Months



**£1,250 PCM**





## GROUND FLOOR

### Living Room

Window to front, window to rear, stairs, open plan to:

### Kitchen

Window to rear, door to outside. Match floor and wall units.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1

Window to front.

### Bedroom 2

Window to rear.

### Bedroom 3

Window to front.

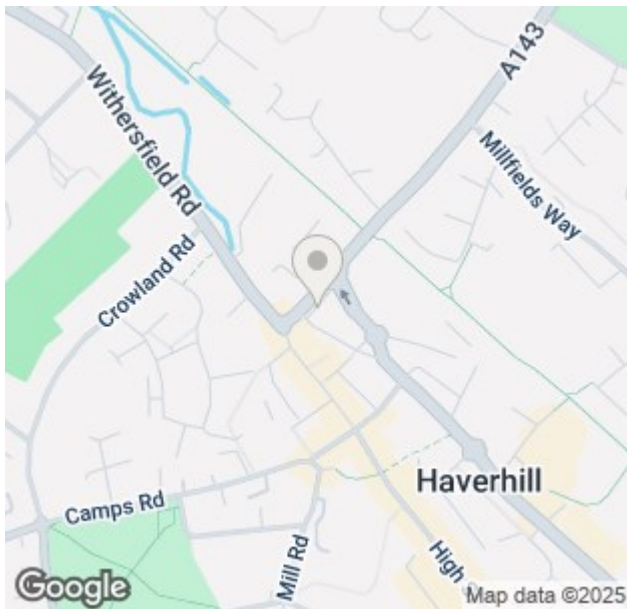
### Bathroom

Window to rear, toilet, handbasin and bath with shower over top.

### Lettings Agents Notes

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





Energy Efficiency Rating	
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

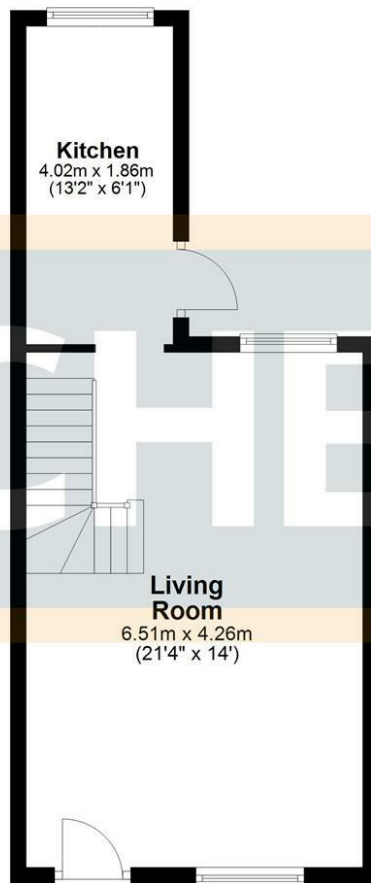
£1,250 PCM

Council Tax Band – New Build

Local Authority – West Suffolk Council

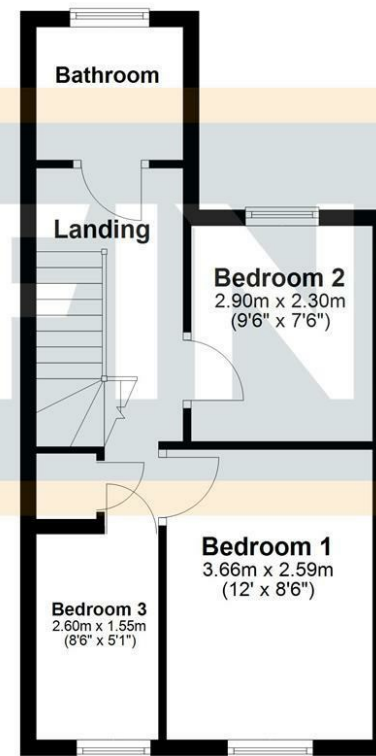
## Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 68.0 sq. metres (732.0 sq. feet)

### 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

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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