



Hamlet Road, Haverhill, CB9 8EH

CHEFFINS

Hamlet Road

Haverhill,
CB9 8EH

A highly desirable two bedroom ground floor flat in the former Manor House. The property retains many original features and is conveniently located within close proximity to the town centre with the benefit of off road parking and communal garden. Available 8th November 2026.



£995 PCM



- Ground Floor Apartment
- Fitted Shutters & Wardrobes
- Secure Gated Parking
- Communal Garden
- EPC Rating C
- Council Tax Band B



ENTRANCE HALL

Cupboard housing electrics, entry phone system, Hive thermostat, laminate wood flooring.

LOUNGE/KITCHEN AREA

15' 7" x 15' 4" (4.75m x 4.67m) Large window to front with built in wooden shutters, access door opening onto communal gardens, kitchen with built in appliances including fridge freezer, washing machine/tumble dryer, electric oven with four ring electric hob and extractor, dishwasher, Range of matching wall and base units with worksurfaces over, sink unit with mixer taps, inset spotlights, radiator.

window to rear, heated towel rail, inset spotlights.

ALLOCATED PARKING

Secure gated access leading to the parking area, one allocated parking space.

COMMUNAL GARDENS

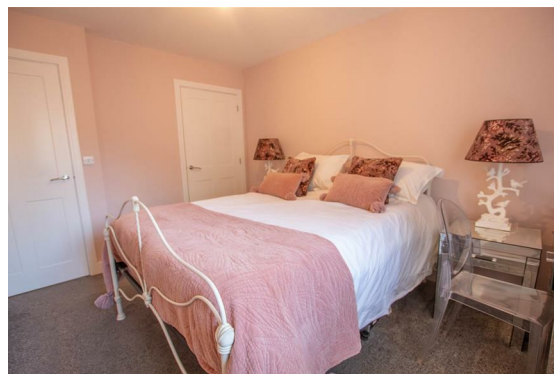
Generous sized private gardens to the side of the property which are mainly laid to lawn with flower bed borders, There is gated side access & bins store.

Holding Deposit

£229

Material Information

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



BEDROOM ONE

12' 4" x 10' 1" (3.76m x 3.07m) Built in wardrobes, window to side, radiator.



BEDROOM TWO

11' 2" x 8' 4" (3.4m x 2.54m) Window to rear and side, fitted wardrobes, radiator.

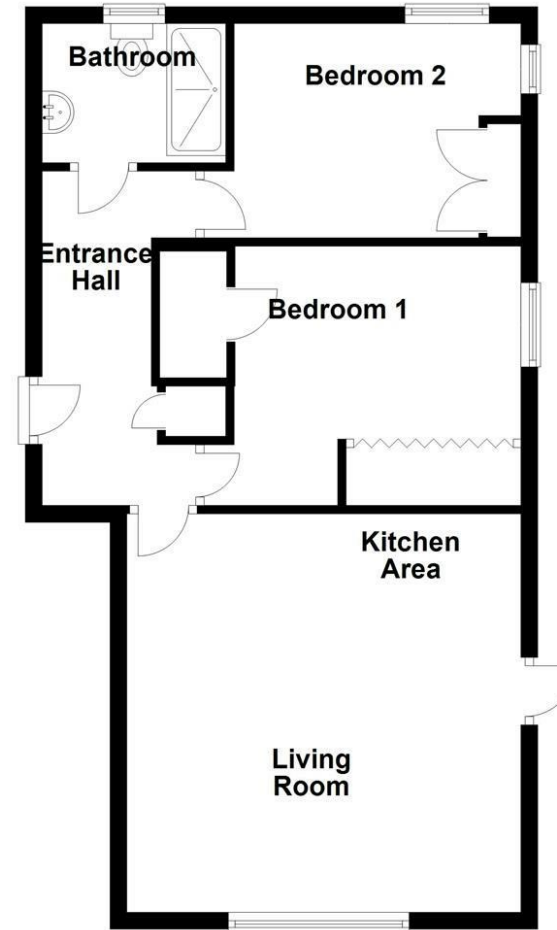
BATHROOM

Suite comprising low level WC, wall mounted wash hand basin, walk in shower with shower over, tiled walls,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

Ground Floor



Agents note:

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



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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.