



Ruffles Road, Haverhill, CB9 0JX

**CHEFFINS**



## Ruffles Road

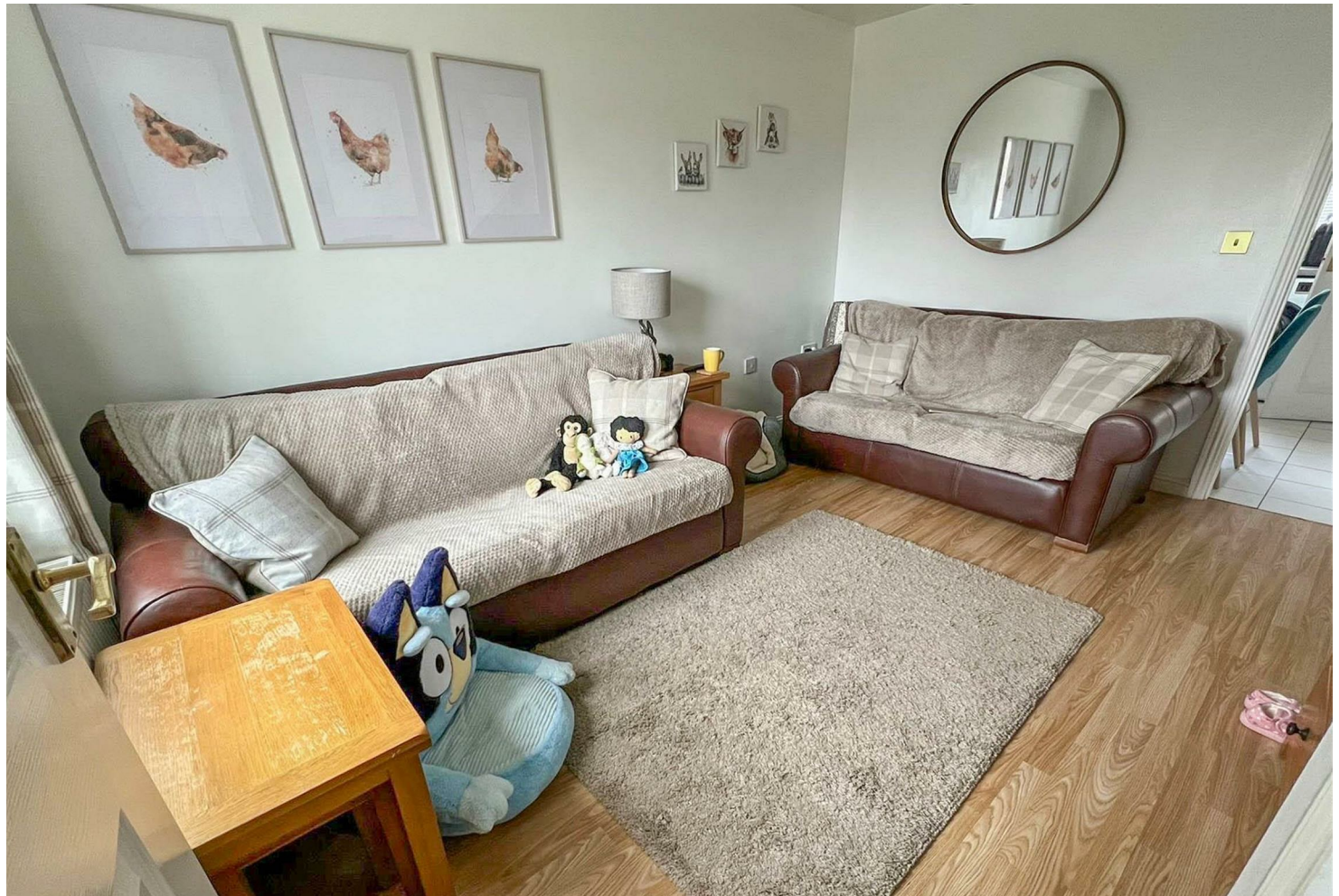
Haverhill,  
CB9 0JX

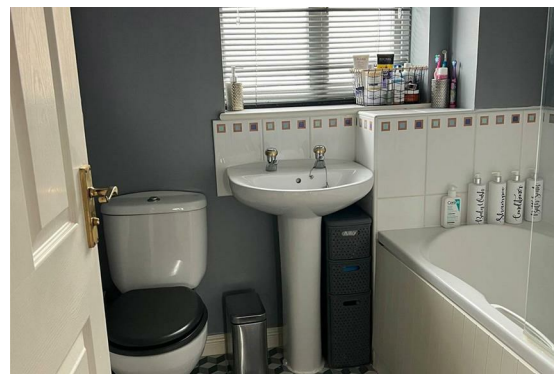
A well presented two bedroom house nicely situated within easy walking distance of the town centre in a off-road location. The property benefits from a downstairs w/c, kitchen/breakfast room and off street parking. Available 12th January 2026.

- Two Bedroom
- Downstairs WC
- Kitchen Dining Room
- Rear Garden
- EPC Rating C
- Council Tax Band B

2 1 1

**£1,100 PCM**





## GROUND FLOOR

### Entrance Hall

Radiator, stairs to first floor, door to:

### Sitting Room

Window to front, radiator, door to:

### Kitchen Breakfast Room

Fitted with a matching range of base and eye level units with round edged worktops, 1½ bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, radiator, tiled flooring, door to:

### Rear Hallway

Door to Garden, door to:

### WC

Comprising pedestal wash hand basin and low-level wc, tiled splashbacks, radiator.

## FIRST FLOOR

### Landing

Door to built-in, boiler cupboard, housing floor mounted combination boiler, door to:

### Bedroom 1

Two windows to front, cupboard, radiator, double door to built-in wardrobe

### Bedroom 2

Window to rear, radiator.

### Bathroom

Comprising panelled bath with shower shower attachment over, mixer tap and glass screen pedestal wash hand basin low-level WC tiled splashbacks, obscure glazed window to rear, single radiator.

### Outside

The rear garden has an immediate patio are from the house leading onto garden. To the rear is a timber deck providing an area for seating. There is a gated access to the rear and the garden is enclosed by timber fencing.

### Allocated Parking

The property comes with allocated parking space

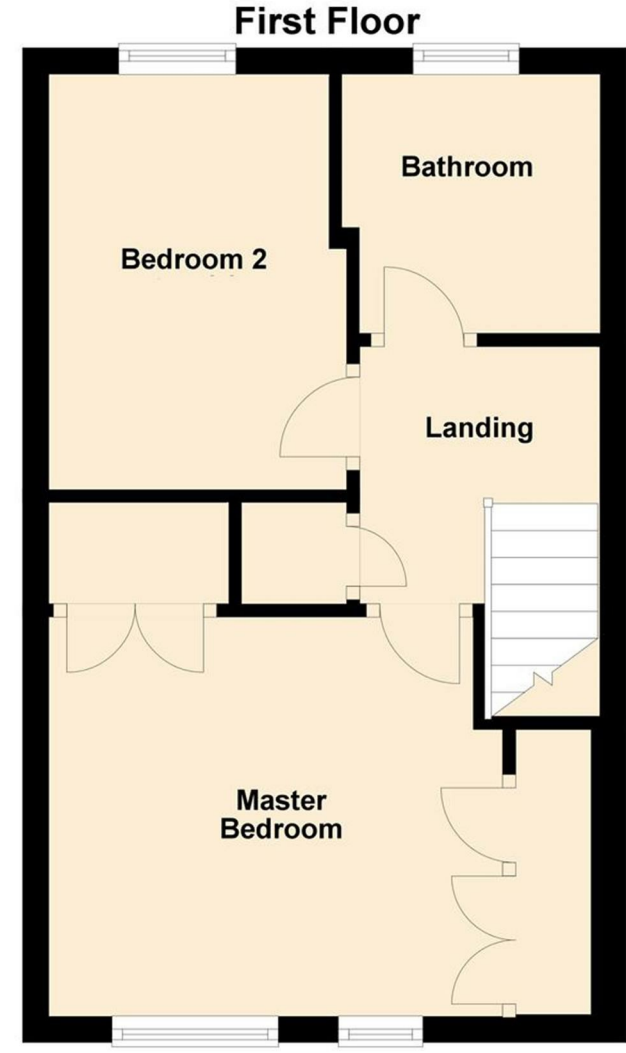
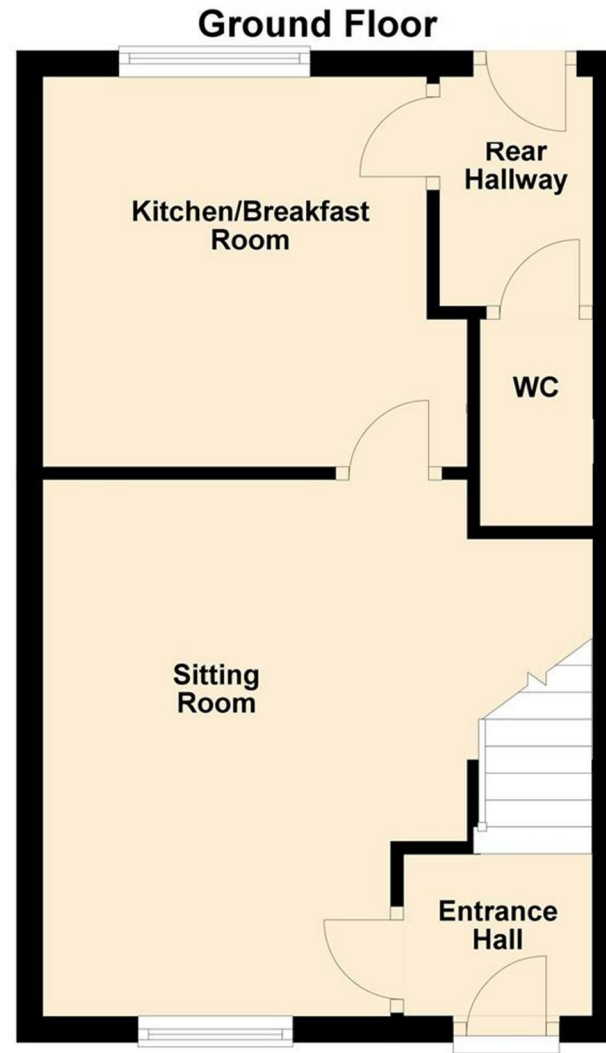
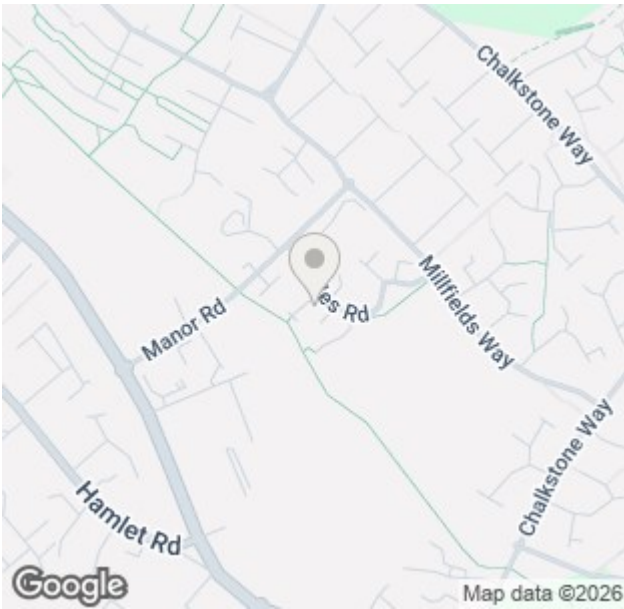
### Holding Deposit

£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>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		

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.

