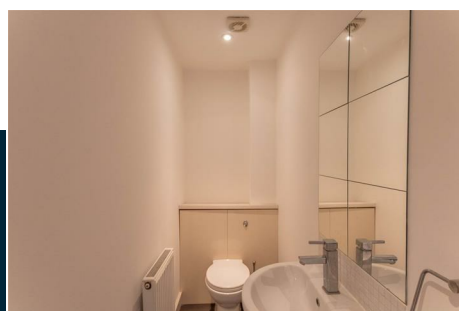




Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

75 Ruffles Road, Haverhill, CB9 0JY

A well presented three bedroom, three story town house located on Ruffles Road. The property benefits from garage with driveway parking, ensuite bathroom and enclosed rear garden. Available 26th October 2026

£1,550 PCM

- Three Bedrooms
- Garage
- Driveway
- Sitting Room
- Council Tax Band C
- EPC Rating C



ACCOMMODATION with approximate room sizes

GROUND FLOOR

Hall

Stairs, doors to:

Garage

Up and over door.

WC

Hand basin with hot and cold taps and wc.

Kitchen

14'6" x 9'1" (4.42m x 2.77m)

Window to rear, sink unit with mixer tap
overtop, double door to rear garden.

FIRST FLOOR

Living Room

19'2" x 14'6" (5.86m x 4.42m)

Two windows to front, stairs, doors to:

Bedroom 1

14'6" x 9'0" (4.42m x 2.75m)

Two windows to rear.

Ensuite

Hand basin with hot and cold taps, shower
and wc.

SECOND FLOOR

Hall

Doors to:

Bedroom 2

14'6" x 9'0" (4.42m x 2.75m)

Window to rear, wardrobe, sliding door, door
to:

Ensuite

Hand basin with hot and cold taps, shower
and wc.

Bathroom

Hand basin with hot and cold taps, wc and
bath unit with mixer tap and shower
attachment.

Bedroom 3

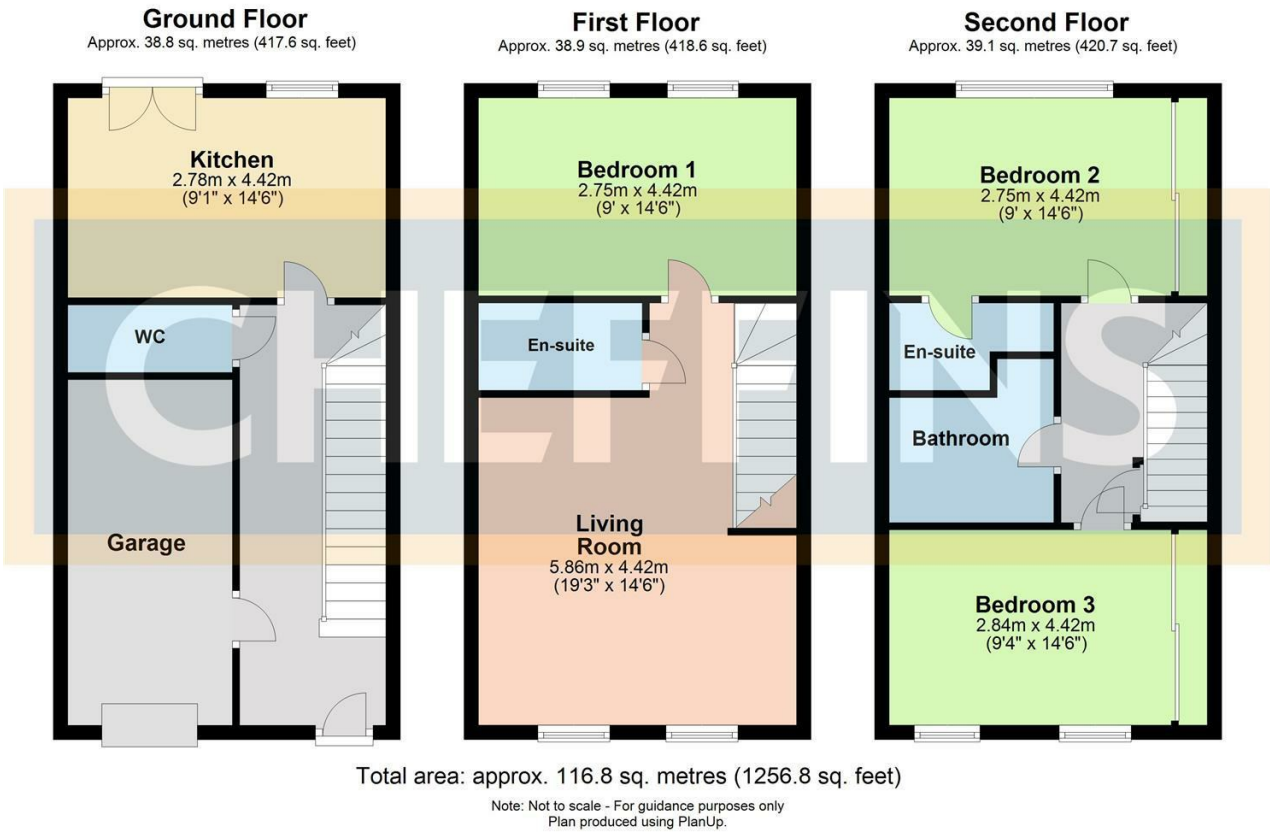
14'6" x 9'3" (4.42m x 2.84m)

Two windows to front, Storage cupboard,
sliding door.

OUTSIDE

Rear patioed multi tier garden with side gate
access.

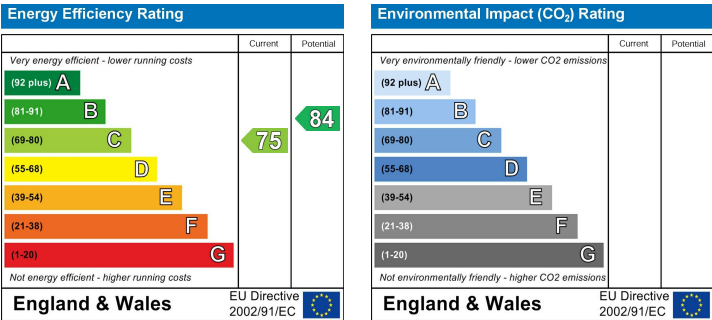




Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

