



Green Road, Haverhill, CB9 0PR

CHEFFINS

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CB9 0PR

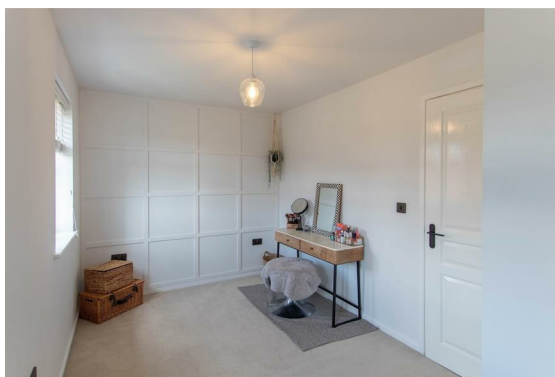
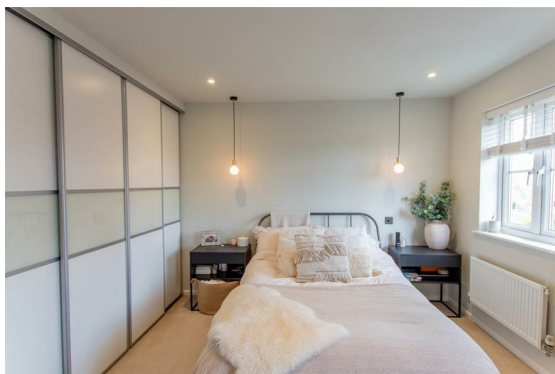
We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A beautifully improved larger than average two bedroom semi detached house. The property is pleasantly located on a green and benefits from off road parking, rear garden, two double bedrooms, and fitted kitchen. Available 6th October 2025.

- Two double bedrooms
- Refitted bathroom
- Refitted kitchen with integrated appliances
- EPC Rating C
- Council Tax Band B
- Minimum 6 month tenancy

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£1,200 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, storage cupboard, door to living room, opening to:

Kitchen Dining Room

Refitted with wall and base units with worktop over, sink with mixer tap and drainer, gas hob and electric oven, integrated fridge freezer, integrated washing machine, window to front

Living Room

Windows and door to rear

FIRST FLOOR

Landing

Doors to:

Bedroom 1

Fitted wardrobes with sliding doors, window to rear

Bedroom 2

Storage cupboard housing hot water cylinder, windows to front

Bathroom

Refitted with suite comprising panelled bath with shower and mixer tap over, wc, wash hand basin

OUTSIDE

Garden

Enclosed garden with paved patio area leading to lawn, gated rear access, timber storage shed to side of property

Parking

Once allocated parking space to rear of property. Gravel area provides an additional space for parking to the rear

Holding Deposit

£276.00

Material Information

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

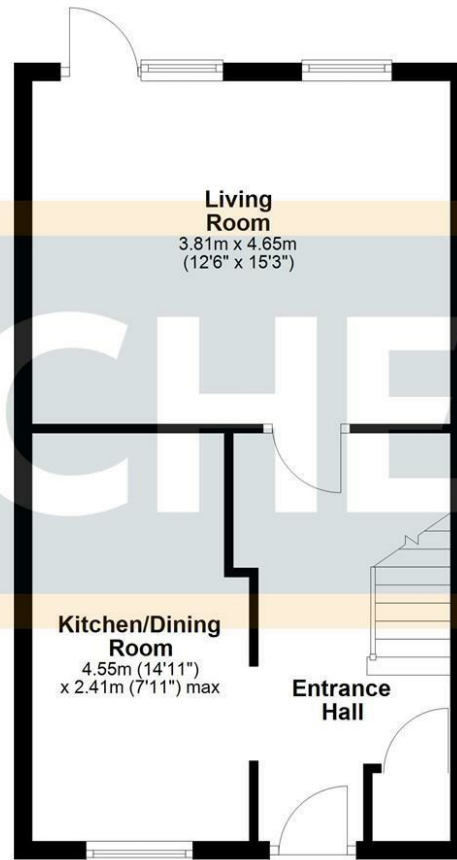


Energy Efficiency Rating

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

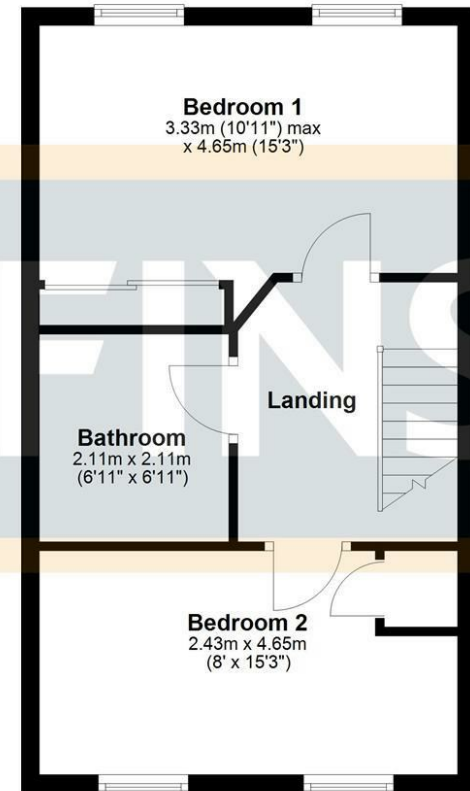
Ground Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 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.

