



Boxford Court, Haverhill, CB9 8JB

CHEFFINS

Boxford Court

Haverhill,
CB9 8JB

We are currently fully booked for viewings – Please call the office to be added to a cancellations list. A nicely presented and spacious three bedroom end terraced house located close to schools and amenities. The property benefits from rear garden, utility room, and has been recently repainted throughout. Available 3rd October 2025.

- Three Bedrooms
- Living Room
- Kitchen Diner
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy



£1,200 PCM





Entrance Hall

Stairs to first floor, door to:

Living Room

Window to rear, door to:

Kitchen Diner

Window to front, patio door to garden, space and plumbing for appliances, door to:

Utility Room

Worktop with space under for appliances, window to side

Landing

Two storage cupboards, doors to:

Bedroom One

Window to rear

Bedroom Two

Window to rear, double wardrobe

Bedroom Three

Window to rear

Bathroom

Panelled bath with shower over, hand basin, window to front

WC

Wc, window to front

Garden

Mainly laid to lawn, with gated rear access

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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents note:

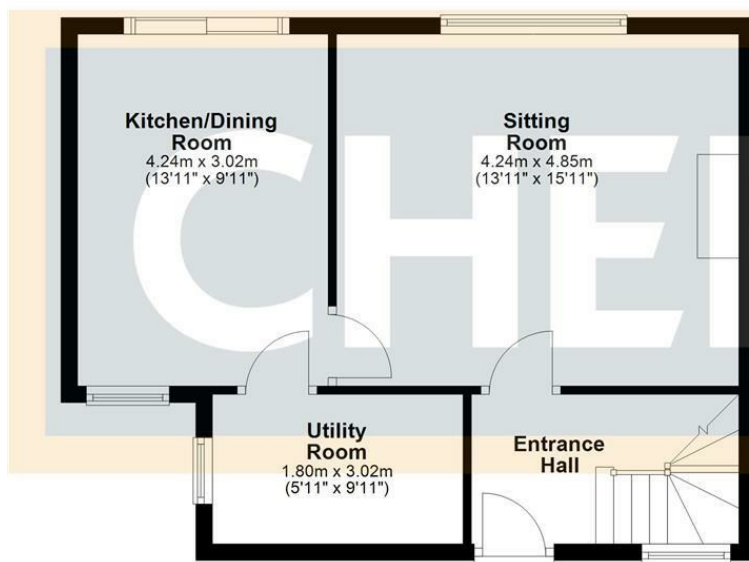
For more information on this property please refer to the Material Information Brochure on our website.

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

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.

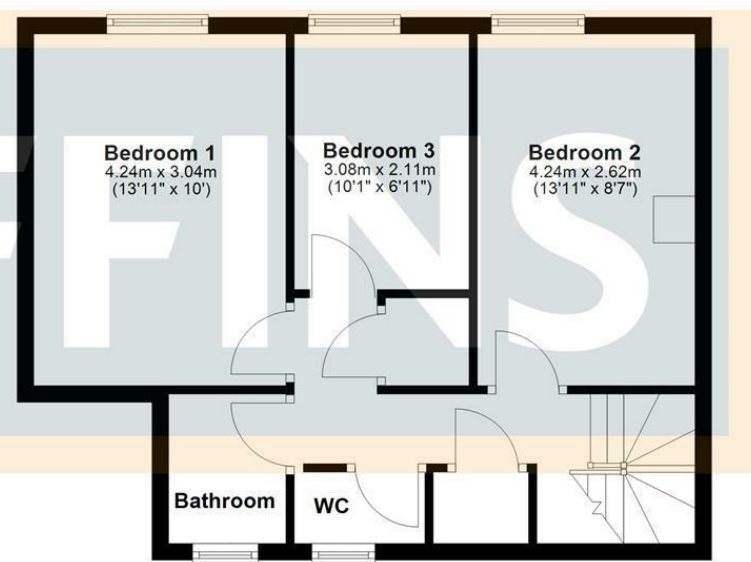
Ground Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 91.8 sq. metres (987.9 sq. feet)



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