



Wortham Place, Haverhill, CB9 0HP

CHEFFINS

Wortham Place

Haverhill,
CB9 0HP

A beautifully presented and updated three bedroom end terraced house. The property has been renovated to a high standard and provide the benefit of driveway for two vehicles and enclosed rear garden. Available 27th June 2025.

- Three Bedrooms
- Kitchen Dining Room
- Downstairs WC
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy

3 1 1

£1,300 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to:

Downstairs WC

Recently refitted with wash hand basin, vanity unit and toilet. Water Softener. Window to front

Kitchen Dining Room

Matching wall and base units with worktop over, stainless steel sink with drainer and mixer tap, gas hob with extractor over, electric oven, space and plumbing for appliances, window to front

Living Room

Window to rear, door to garden

FIRST FLOOR

Landing

Shelved airing cupboard housing combi boiler, CCTV and WiFi router, doors to:

Bedroom One

Window to front, walk-in closet comprising sliding door, shelving/drawers/rails, and lighting

Bedroom Two

Built in desk and storage, window to rear

Bedroom Three

Window to rear

Bathroom

Recently refitted with panelled bath with mixer tap over, enclosed shower cubicle, wash hand basin in vanity unit, toilet with built in storage surround, window to front

OUTSIDE

Garden

Enclosed garden with newly paved patio area, brick-built storage shed, enclosed by wall and fences.

Driveway

Driveway to the front provides off road parking for two vehicles and potential for EV charging available

Holding Deposit

£300.00

Material Information

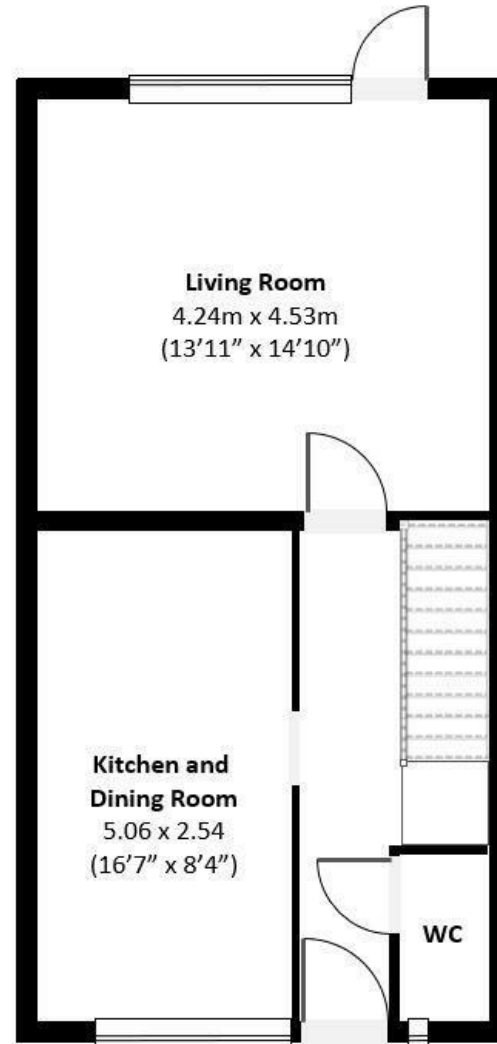
For more information on this property please refer to the Material Information brochure on our Website



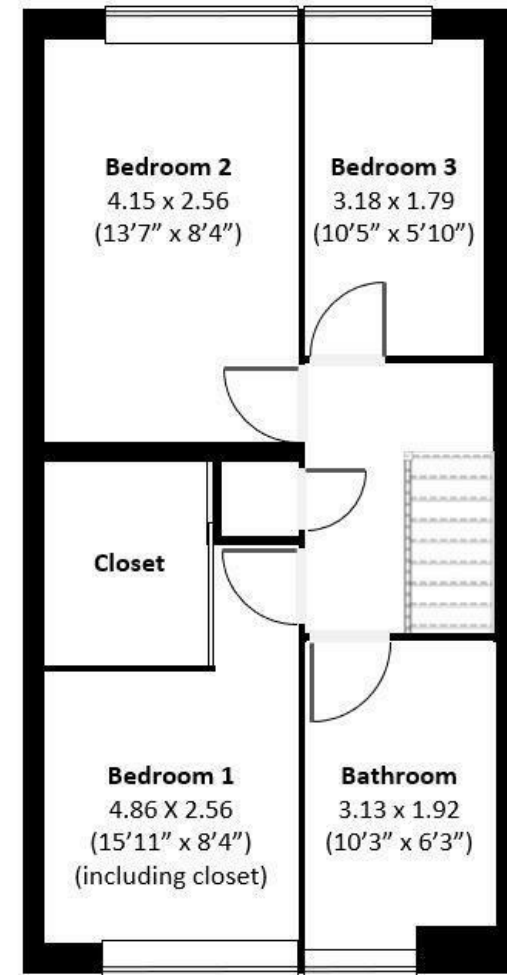
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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



First Floor



Total floor area approx. 95sq meters. 1033 sq ft.

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.



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