



Reynolds Close, Haverhill, CB9 7FF

CHEFFINS

Reynolds Close

Haverhill,
CB9 7FF

We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A well presented two bedroom property located on the Cambridge side of town. The property benefits from rear garden, garage and off road parking. Available 29th August 2025.

- Two Bedrooms
- Cambridge Side Of Town
- Garage & Parking
- EPC Rating C
- Council Tax Band B
- Minimum Tenancy Term 12 Months



£1,100 PCM





GROUND FLOOR

Entrance Hall

Openings to:

Kitchen

Window to front, stainless steel mixer tap unit, cooker with extractor over top, matching floor and wall units

Living Room

Window to rear, stairs, door to back garden.

FIRST FLOOR

Landing

Doors to:

Bedroom 1

Window to rear, built in wardrobes.

Bedroom 2

Window to front.

Bathroom

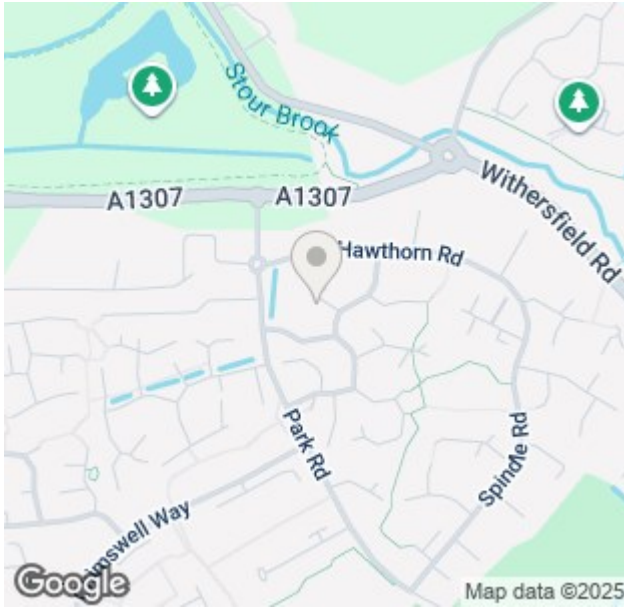
Window to front. Handbasin with hot and cold taps, toilet and bath unit with shower overtop.

OUTSIDE

Back door in living room leads immediately to patio area. Step up onto grass down to back fence.

Lettings Agents Notes

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	69	
(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		

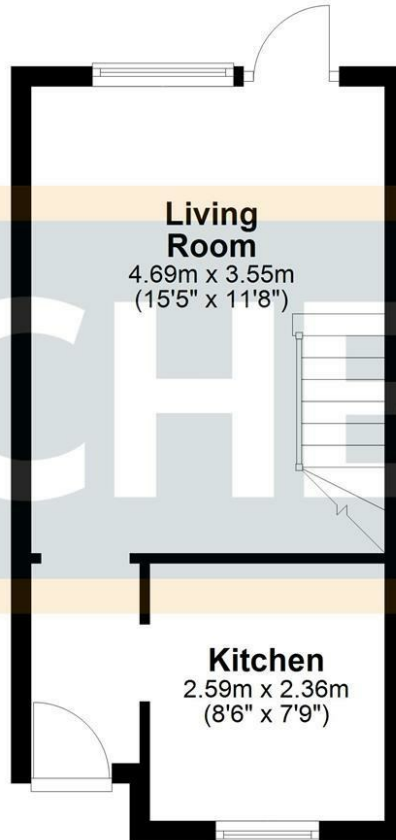
£1,100 PCM

Council Tax Band – B

Local Authority – West Suffolk

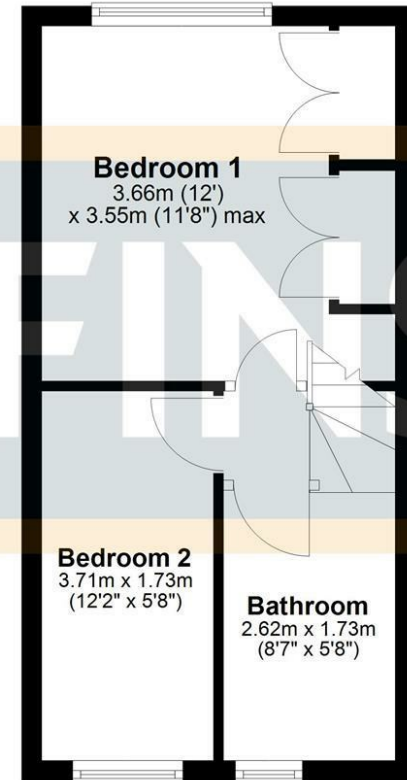
Ground Floor

Approx. 25.5 sq. metres (274.6 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.7 sq. feet)



Total area: approx. 51.9 sq. metres (558.3 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.



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