



Chantry Road, Haverhill, CB9 8BE

**CHEFFINS**

## Chantry Road

Haverhill,  
CB9 8BE

A well presented two bedroom end terraced property located close to the town centre and local amenities. Benefitted by a large living/dining room, four piece bathroom suite and low maintenance courtyard garden. Available 31st March 2026.

- Two Bedrooms
- Close to town centre
- Four Piece Bathroom Suite
- Courtyard Garden
- Council Tax Band B
- EPC Rating E



**£950 PCM**





## GROUND FLOOR

### LIVING/DINING ROOM

Two radiators, fireplace, triple aspect windows, understairs storage cupboard, stairs to first floor, door to:

### KITCHEN

Fitted with matching base and eye level units, plumbing for washing machine, space for cooker, space for fridge/freezer, stainless steel sink, boiler, radiator, window to rear, door to garden.

## FIRST FLOOR

Storage cupboard, doors to:

### BEDROOM ONE

Window to side, radiator.

### BEDROOM TWO

Window to front, radiator.

## BATHROOM

Four piece suite comprising panelled bath, shower enclosure, low level wc, pedestal hand wash basin, obscure window, radiator.

## OUTSIDE

Low maintenance courtyard garden, enclosed by timber fencing.

## HOLDING DEPOSIT

£229.00

## MATERIAL INFORMATION

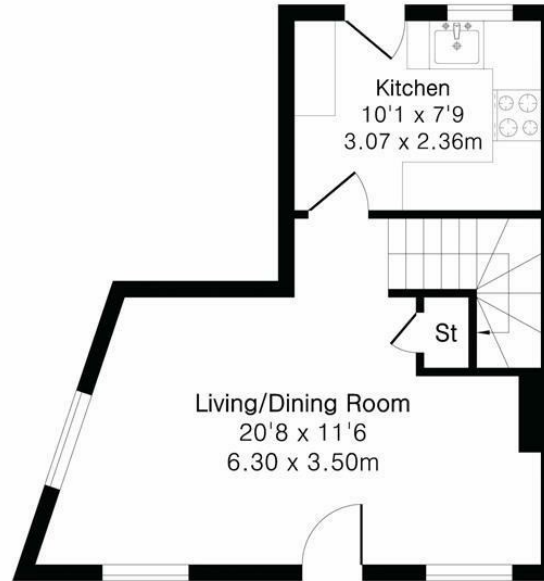
For more information on this property please refer to the Material Information brochure on our Website



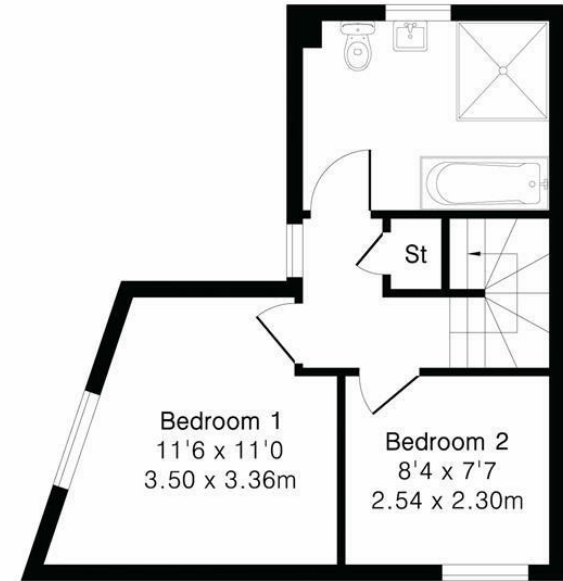
## Approximate Gross Internal Area 638 sq ft - 60 sq m

Ground Floor Area 319 sq ft – 30 sq m

First Floor Area 319 sq ft – 30 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### 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.

