



Mount Road, Haverhill, CB9 8ED

CHEFFINS

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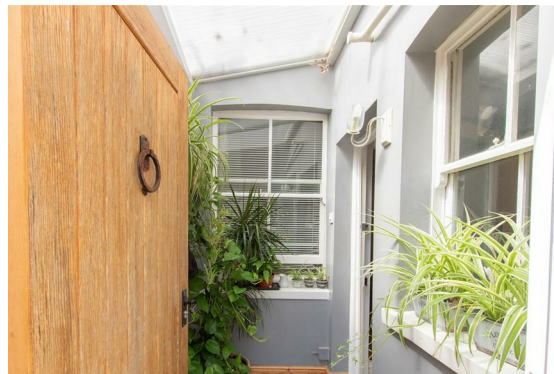
We are currently fully booked for viewings – Please call the office to be added to a cancellations list. A well presented spacious two bedroom property close to the town centre. The property offers living room with bay window, dining room, kitchen and upstairs bathroom. Available 25th August 2025.

- Two Bedrooms
- Kitchen
- Rear Garden
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy

 2
  1
  2

£995 PCM





GROUND FLOOR

Living Room

Bay window to front, feature fireplace with brick surround. Doorway to:

Dining Room

Window to rear, radiator, door to:

Kitchen

Window to rear and side, fitted with a matching range of base and eye level units. Oven with hob over and sink. There is an area to the rear of the kitchen to accommodate appliances. Door to:

Rear Porch

Window to side, door to rear garden.

FIRST FLOOR

Bedroom

Window to front, feature fireplace, built in wardrobes

Bedroom

Window to rear.

Bathroom

Window to rear, bathroom with shower over, low level WC and sink.

OUTSIDE

There is an access alley to the side of the property leading to the rear porch, there is also access along the rear of the properties for neighbours. The garden is separated by a low level fence and is laid to patio. There is permit parking to the front of the property. Permits are available from West Suffolk Council Zone A, currently £45 per year (April-April) for one vehicle, £65 per year (April-April) for second vehicle.

Holding Deposit

£229.00

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		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents note:

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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.

