



Grenadier Road, Haverhill, CB9 9QQ

CHEFFINS

Grenadier Road

Haverhill,
CB9 9QQ

A well presented three bedroom semi detached house located on the Cambridge side of the town. The property benefits from downstairs wc, en suite shower room, and rear garden. Available 7th November 2025.

- Three Bedrooms
- En Suite Shower Room
- Garage and Driveway
- EPC Rating C
- Council Tax Band C
- Minimum 12 Month Tenancy

3 2 1

£1,380 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to:

Kitchen Diner

Window to front, wall and base units with worktop over, space and plumbing for appliances

Sitting Room

Window and doors to garden

WC

FIRST FLOOR

Landing

Storage cupboard, doors to:

Bedroom One

Window to rear, door to:

En Suite

Bedroom Two

Window to front

Bedroom Three

Window to rear

Bathroom

Window to front, wc, wash hand basin, bath with shower over

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio area, enclosed by timber fences

Garage and Driveway

Single garage with up and over door, driveway for approx. two vehicles

Holding Deposit

£318.00

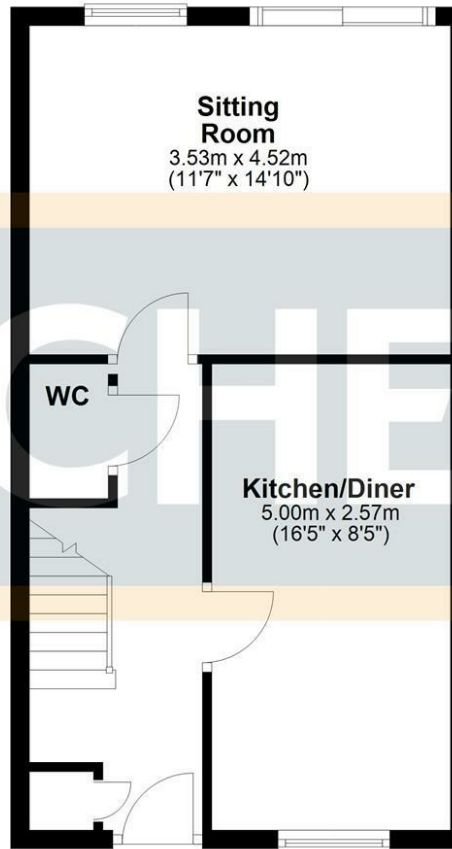
Material Information

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



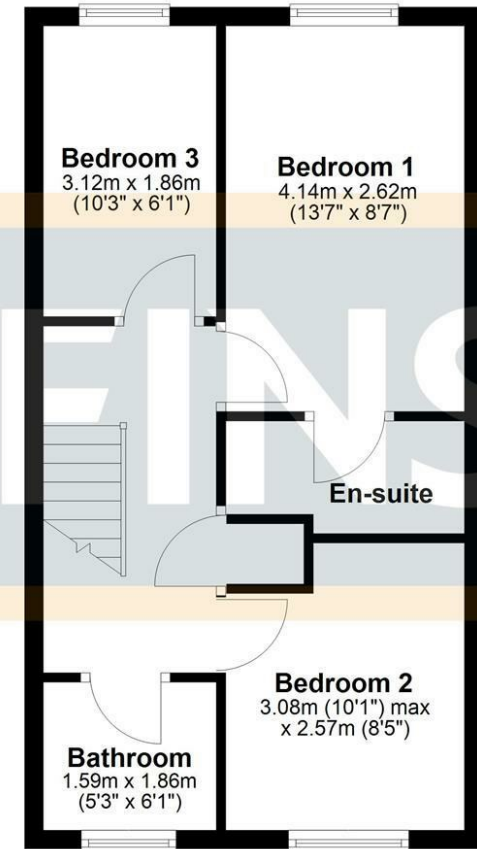
Ground Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	87
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.

