



Queens Court, Haverhill, CB9 9AU



Queens Court

Haverhill,
CB9 9AU

A well presented 4 bedroom property located at Queens Court. The property benefits from a modern kitchen, bathroom & enclosed rear garden. Available 1st August 2024.

- Four Bedrooms
- Enclosed Rear Garden
- Modern Kitchen
- EPC Rating C
- Council Tax Band B
- Minimum Tenancy Term 12 Months

4 1 1

£1,250 PCM





GROUND FLOOR

Hall

Stairs, doors to:

Living Room

Window to front.

Kitchen

Window to rear, Storage cupboard, door to:

Utility Hallway

Door to:

WC

FIRST FLOOR

Landing

Storage cupboard, doors to:

Bedroom 1

Window to front, wardrobe.

Bedroom 2

Window to rear, wardrobe.

Bedroom 3

Window to front, wardrobe.

Bedroom 4

Window to front.

Bathroom

Window to rear.

OUTSIDE

Enclosed rear garden, patio area and concrete path adjacent to grass area. Shed unit in rear garden.

Lettings Agents Notes

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



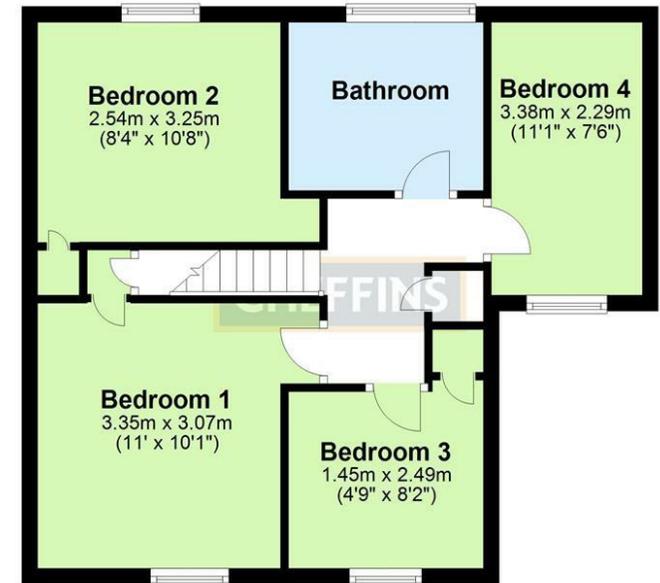
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	88
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,250 PCM
 Council Tax Band – B
 Local Authority – West Suffolk

Ground Floor



First Floor



Note: Not to scale - For guidance purposes only
 Plan produced using PlanUp.

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.