



Clarendon Road, Haverhill, CB9 8NH

CHEFFINS

Clarendon Road

Haverhill,
CB9 8NH

A modern and well presented two bedroom semi detached house in a small development close to amenities. The property benefits from downstairs wc, low maintenance rear garden, and driveway for two vehicles. Available 14th November 2025.

- Two Bedrooms
- Two Double Bedrooms
- Bathroom
- EPC Rating B
- Council Tax Band B
- Minimum 12 Month Tenancy



£1,100 PCM





Entrance Hall

Doors to:

Lounge Diner

French doors to garden, stairs to first floor

Kitchen

Fitted with matching wall and base units with worktop over, stainless steel sink with mixer tap and drainer, integrated electric oven and hob, integrated fridge freezer, space and plumbing for washing machine. window to front



Downstairs WC

WC, wash hand basin

Landing

Doors to:

Bedroom 1

Built in wardrobe, window to front

Bedroom 2

Storage cupboard, window to rear

Bathroom

Panelled bath with mixer shower over and shower screen, wash hand basin, wc



Garden

Low maintenance rear garden with patio area, astro turf lawn, and large storage shed, enclosed by fences

Parking

Tandem driveway to front of property providing two spaces

Holding Deposit

£253.00

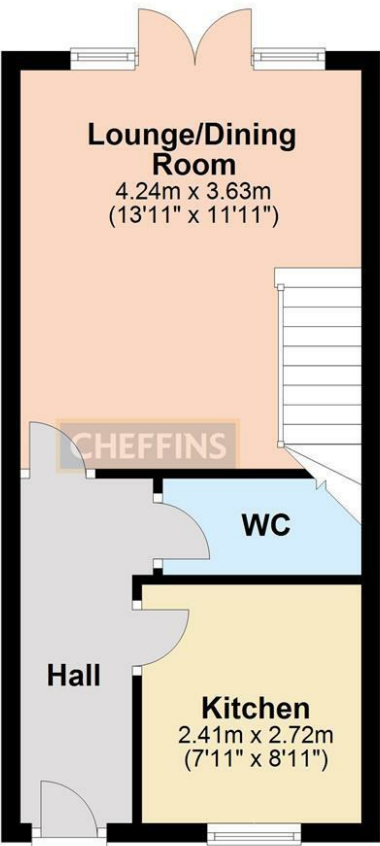
Material Information

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

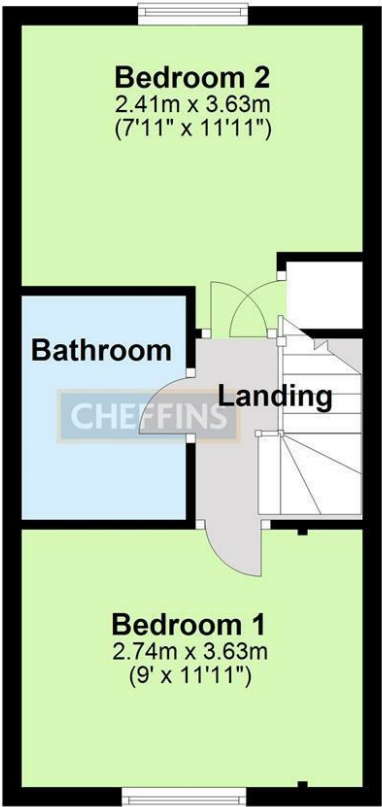


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

