



Beaufort Court, Haverhill, CB9 8HJ

**CHEFFINS**

## Beaufort Court

Haverhill,  
CB9 8HJ

A three bedroom spacious family home situated on the outskirts of the popular Clements development close to schools and amenities. The property benefits from fitted kitchen & rear garden. Available 4th September 2026.

- Three Spacious Bedrooms
- Popular Clements Development
- Generous Living Accommodation
- Rear Garden
- EPC Rating C
- Council Tax Band B



**£1,200 PCM**





## ENTRANCE HALL

Storage Cupboard, radiator stairs to landing.

## KITCHEN

Kitchen with range of matching wall and base units with work surfaces over, built in electric oven with 4 ring electric hob over with extractor hood over, tiled splashback, sink unit with mixer taps, space and plumbing for appliances, window to front and side, radiator.



## LOUNGE

Patio doors opening onto rear gardens, Wood effect flooring, radiator

## REAR LOBBY

Door to rear.

## STAIRS & LANDING

Loft Access, airing cupboard.

## WC

Low level WC, window to side, radiator.

## BATHROOM

Suite comprising pedestal wash hand basin, side panelled bath with shower over, radiator, window to side.

## BEDROOM

Window to front, radiator.

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Window to front, radiator.

## OUTSIDE

Rear garden is fully enclosed with timber fencing and gated access, laid to lawn gardens and patio.

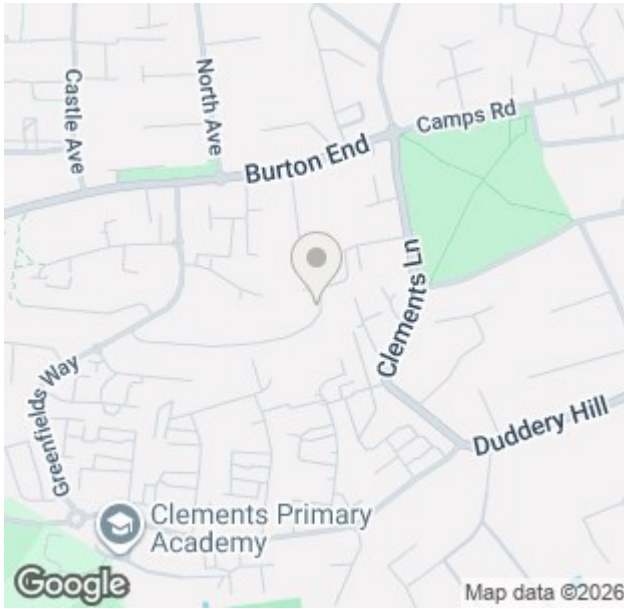
## Holding Deposit

£276.00

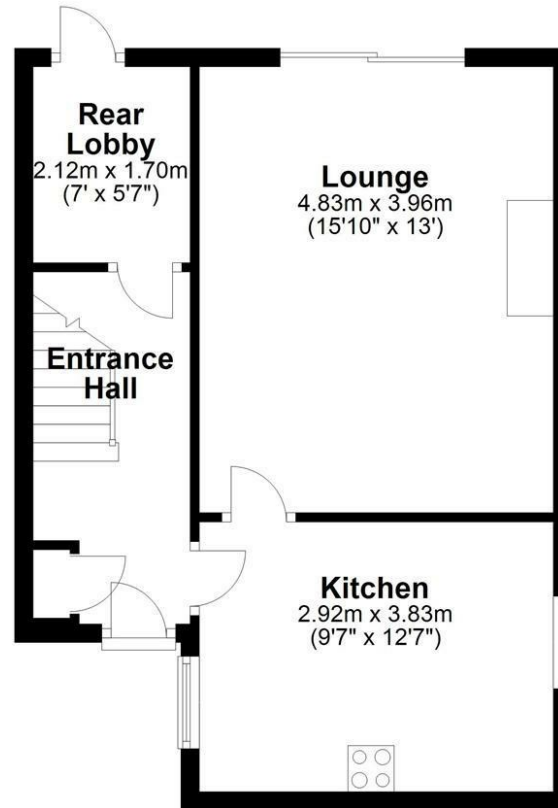
## Material Information

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

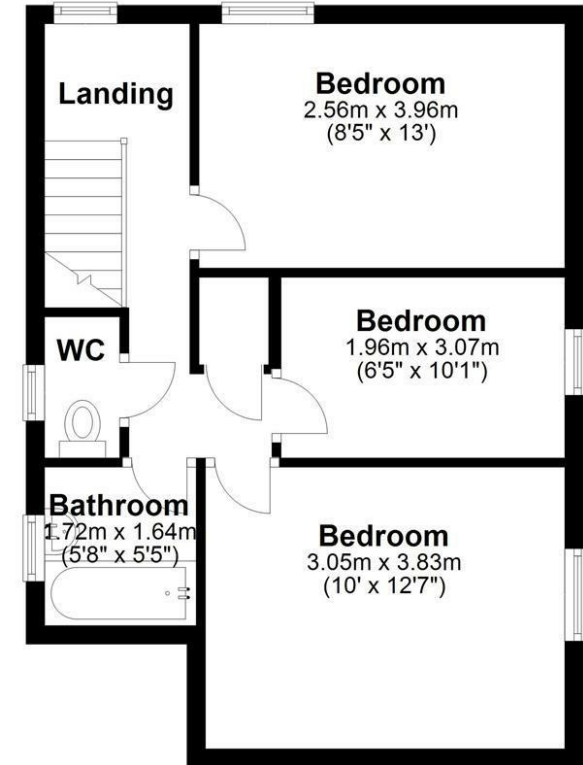




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>71</b>	<b>84</b>
<b>England &amp; Wales</b>	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.