



Bute Court, Haverhill, CB9 8LP

**CHEFFINS**



## Bute Court

Haverhill,  
CB9 8LP

A spacious three bedroom terraced house on the edge of an estate close to amenities and bus routes. The property benefits from rear garden, fitted kitchen, and utility area. Available 5th November 2025.

- Three Bedrooms
- Living Room
- Bathroom
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



**£1,100 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, door to:

### Living Room

Feature fireplace, window to rear, opening to:

### Kitchen Diner

Fitted wall and base units with worktop over, freestanding electric cooker with gas hob over and extractor hood above, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, sliding doors to garden, open to:

### Utility Area

Door to side of house, worktop with space under

## FIRST FLOOR

### Landing

Two storage cupboards, doors to:

### Bedroom 1

Window to rear

### Bedroom 2

Window to rear

### Bedroom 3

Window to rear

### Bathroom

Panelled bath with taps and shower over, wash hand basin, window to front

### WC

WC, window to front

### Garden

Enclosed by timber fences with gated rear access and mainly laid to lawn

### Holding Deposit


£253.00

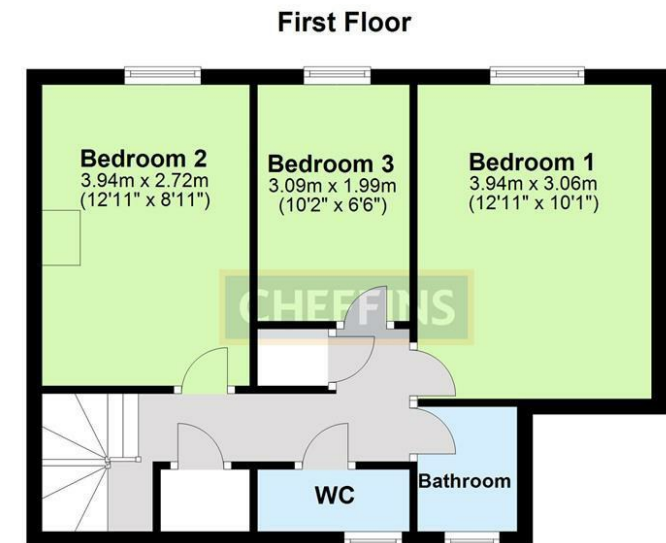
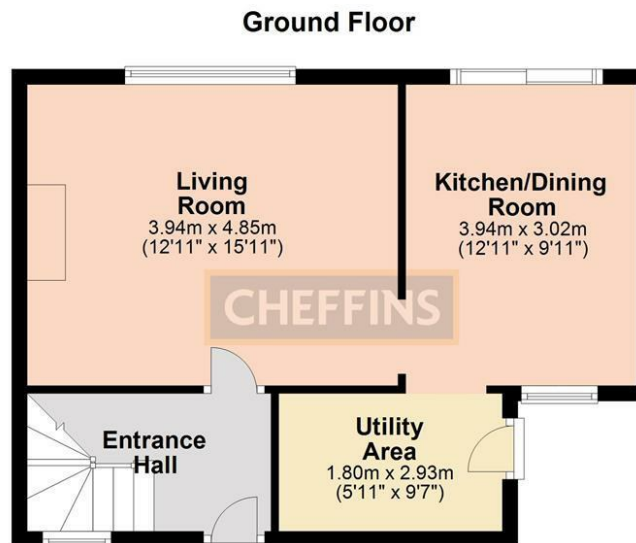
### Material Information

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) <b>A</b>                          |                            | <b>85</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>                            |                            | <b>73</b>   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |



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

#### 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.



**CHEFFINS**