



**Waters Edge, Haverhill, CB9 9JZ**

**CHEFFINS**



## Waters Edge

Withersfield Road, Haverhill,  
CB9 9JZ

A ground floor two bedroom apartment offering spacious accommodation close to the town centre. The property comprises entrance hall, sitting room, kitchen, two bedrooms, bathroom, allocated parking, secured entry and communal garden area. Available 14th November 2025.

- Two Bedrooms
- Ground Floor
- Permit Parking Space
- EPC Rating C
- Council Tax Band B
- Minimum Tenancy Term 12 Months

🛏 2 🚿 1 🛋 1

**£950 PCM**





## Hallway

Door to Airing Cupboard and door to

## Lounge/Dining Room

Two windows, storage heater

## Kitchen Area

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge / freezer, electric oven, four ring electric hob with extractor hood over, window

## Bedroom One

Electric heater, window

## Bedroom Two

Electric heater, window

## Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC

## Allocated Parking

There is one allocated permit parking space available with the property

## Holding Deposit


£219.00

## Lettings Agents Notes

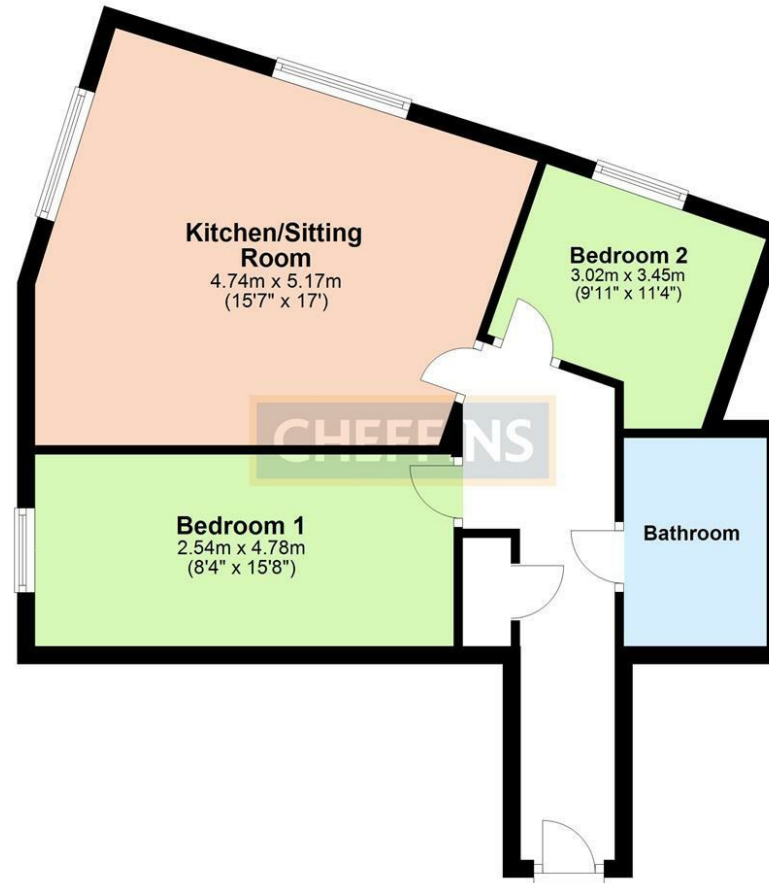
For more information on this property please refer to the Material Information brochure on our Website



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

#### Ground 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](http://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.

