



Chapelwent Road, Haverhill, CB9 9SB

**CHEFFINS**



## Chapelwent Road

Haverhill,  
CB9 9SB

A well presented three bedroom property situated on the well regarded Meadowlands development. The property benefits from spacious living accommodation, a kitchen/dining room, en-suite facilities and parking space. Available 4th April 2025.

- Three Bedrooms
- Rear Garden
- Downstairs WC
- EPC Rating C
- Council Tax Band C
- Minimum 6 Month Tenancy

3 2 1

**£1,300 PCM**





## GROUND FLOOR

### Entrance Hall

Door to living room, door to wc

### WC

Wash hand basin and wc

### Living Room

Window to front, storage cupboard, stairs to first floor, door to:

### Kitchen Diner

Window to rear, sliding doors to garden, wall and base units with worktop over, sink with mixer tap, built in oven and hob with extractor fan over, plumbing for washing machine, space for fridge freezer

## FIRST FLOOR

### Landing

Doors to all rooms

### Bedroom 1

Two windows to front, built in double wardrobe, door to:

### En Suite

Window to front, shower enclosure, wc, and wash hand basin

### Bedroom 2

Window to rear, built in double wardrobe

### Bedroom 3

Window to rear, built in double wardrobe

### Bathroom

Window to side, panelled bath with mixer taps over, wc, wash hand basin

## OUTSIDE

Rear garden over two levels. Patio area with wooden steps leading to decked terrace with the remainder laid to lawn, storage shed, enclosed by timber fences with gated side access. Allocated parking space located in parking area to the rear




### Holding Deposit

£300.00

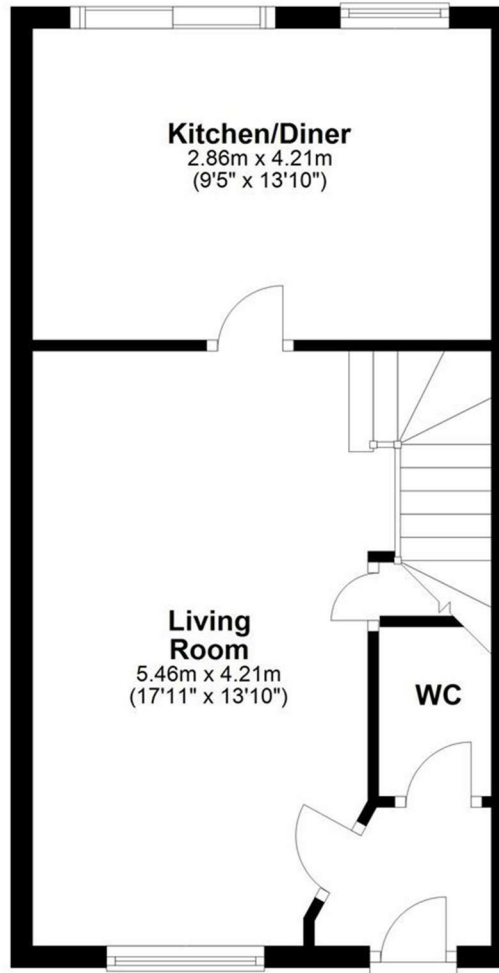
### Material Information

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

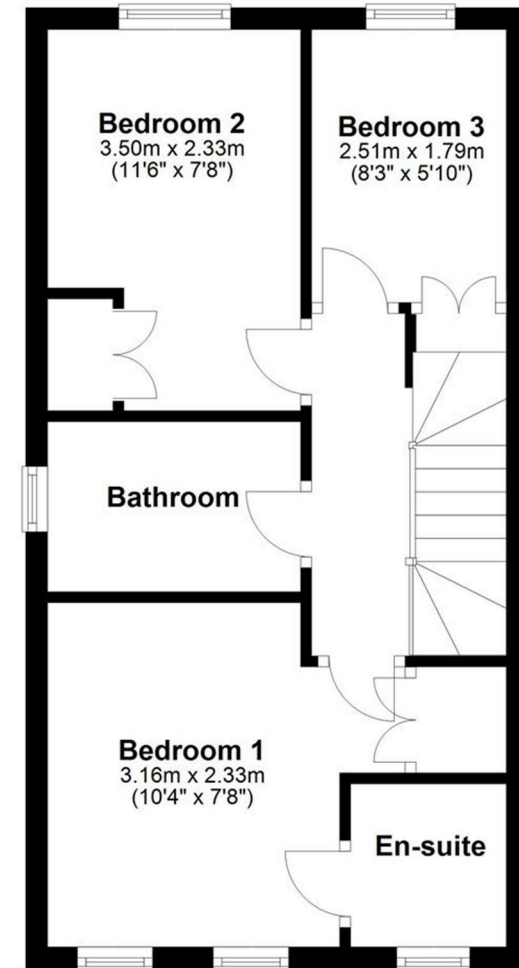


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

## Ground Floor



## First Floor



### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.



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