



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

35 Vanners Road, Haverhill, Suffolk, CB9 8NR

We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A well presented modern two bedroom house located in a secluded but central location. The property also benefits from a private rear garden and allocated parking. Available 19th September 2025.

£1,000 PCM

- Two Bedrooms
- Close to Town Centre
- Rear Garden
- EPC Rating C
- Council Tax Band B
- Minimum Tenancy Term 6 Months



ACCOMMODATION with approximate room sizes

ENTRANCE HALL

Stairs to first floor, door to sitting room, radiator.

SITTING ROOM

16'7" x 12'0" (5.08 x 3.68)

Window to front, radiator, door to kitchen/breakfast room

KITCHEN / BREAKFAST ROOM

Window to rear, radiator, fitted with base and wall mounted storage units with worktop space over, single sink, plumbing for washing machine, fitted electric oven, gas hob and extractor hood, wall mounted gas fired combination boiler.

LANDING

Built in storage cupboard, doors off to :

BEDROOM ONE

11'5" x 8'9" (3.48 x 2.69)

Window to front, double door built in wardrobe cupboard, radiator.

BEDROOM TWO

10'9" x 6'11" (3.28 x 2.11)

Window to rear, single door built in cupboard, radiator.

SHOWER ROOM

Fitted with corner shower enclosure with shower over, pedestal wash hand basin and low-level WC, window to rear, radiator.

OUTSIDE

The garden to the rear is extremely low maintenance having been laid mainly with shingle and paving. A bloc paved pathway leads to a central patio and timber garden shed lying at the rear of the garden. The garden is un-overlooked to the rear and backs onto a small wood.

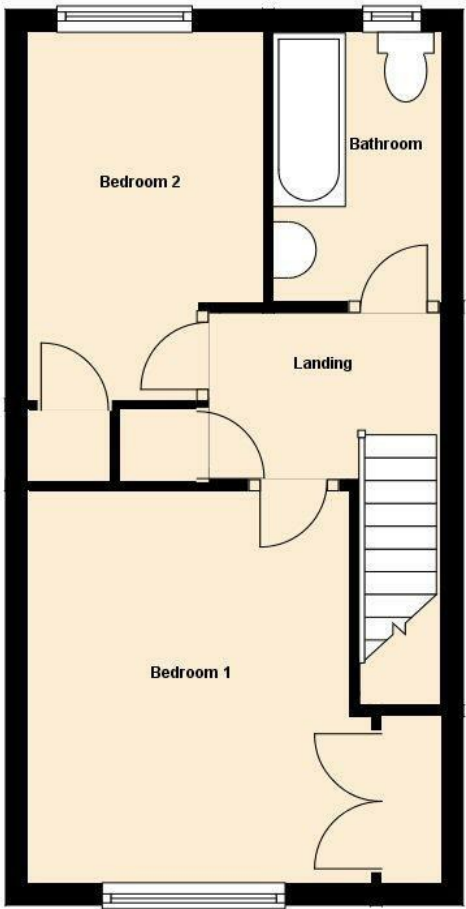
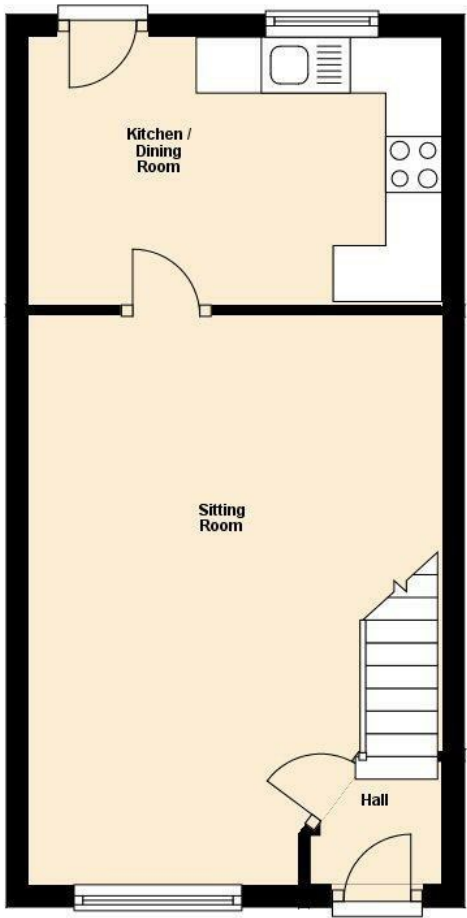
ALLOCATED PARKING

The property enjoys the benefit of two allocated parking spaces within a residents parking area to the left of the house .

Lettings Agents Notes

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

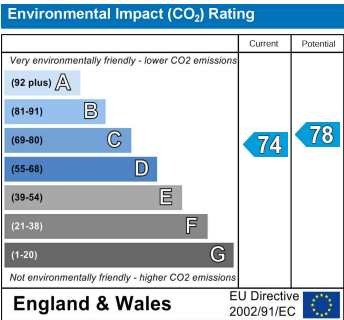
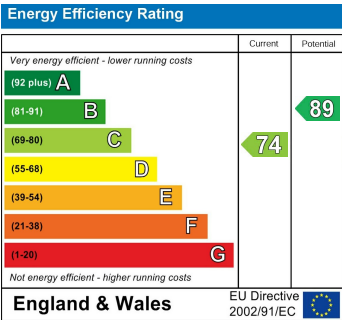




Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

