



Rutland Court, Haverhill, CB9 8HW

CHEFFINS

Rutland Court

Haverhill,
CB9 8HW

A spacious and well located three bedroom family home situated on the outskirts of the Clements development. The property benefits from a generous sitting room, kitchen / diner, gas central heating and private rear garden. Available 12th December 2025.

- Three Bedrooms
- Kitchen / Diner
- Utility Area
- EPC Rating D
- Council Tax Band B
- Minimum 6 Month Tenancy



£1,150 PCM





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

Window to rear, radiator.

KITCHEN

Fitted with base and eye level units, one and half bowl stainless steel sink, plumbing for washing machine, space for cooker and fridge/freezer, window to rear and front, radiator, door to garden, door to utility.

UTILITY

Utility area housing boiler, door to garden.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Two piece suite comprising bath with shower over, pedestal hand wash basin, heated towel rail, obscure window.

WC

Fitted with low level WC, obscure window.

OUTSIDE

Paved patio for seating, with steps up to a further patio/covered shingle area. Enclosed by timber fencing.

HOLDING DEPOSIT

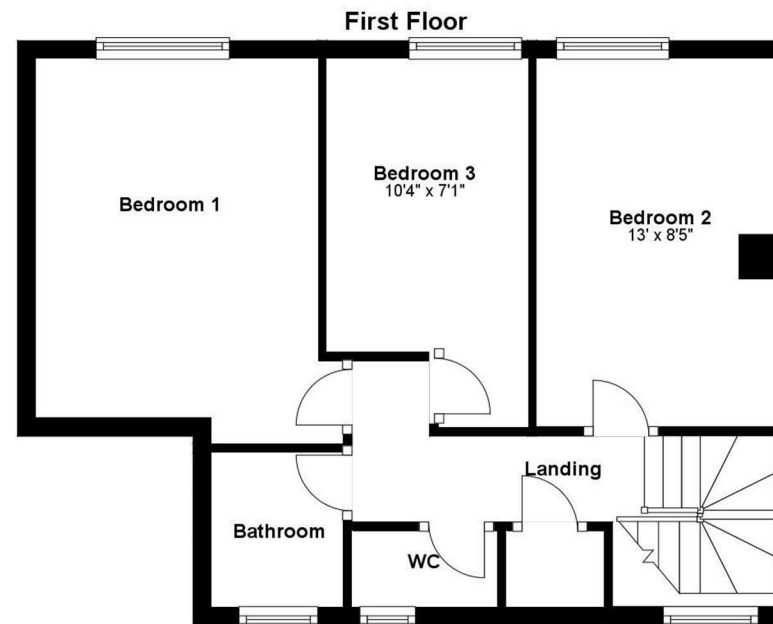
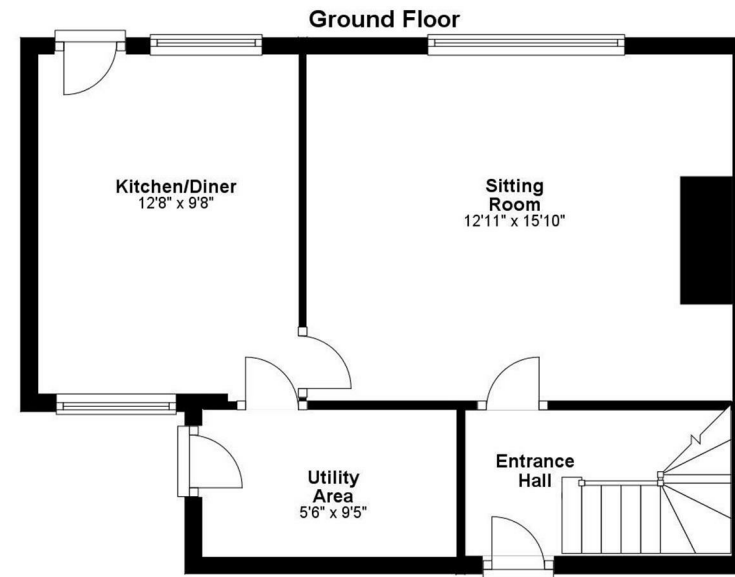
£265.00

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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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