



Rutherford Place, Haverhill, CB9 7SY

**CHEFFINS**



## Rutherford Place

Withersfield, Haverhill,  
CB9 7SY

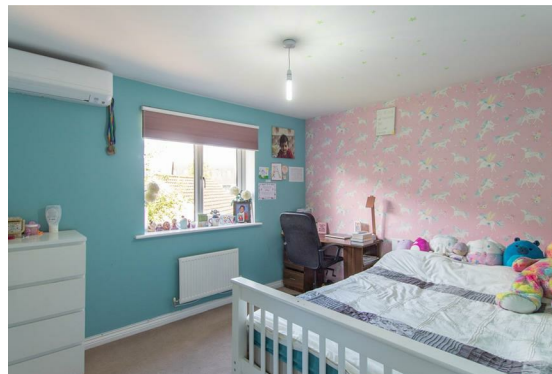
A beautifully presented and spacious five bedroom detached house located in a cul-de-sac on the Cambridge side of the town with excellent transport links. The property further benefits from fitted kitchen appliances, solar panels, and garage. Available 1st August 2026.

- Five Bedrooms
- Two En Suite Shower Rooms
- Rear Garden
- Dressing Area
- EPC Rating B
- Council Tax Band C

5 3 1

**£1,800 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, storage cupboard, doors to:

### Sitting Room

Window to front, French doors to garden

### Kitchen Dining Room

Fitted wall and base units, integrated fridge freezer, integrated dishwasher, oven and hob with extractor over, window to front, window to rear, open to:

### Utility Room

Wall and base units, Integrated washing machine, door to garden

## FIRST FLOOR

### Landing

Storage cupboard, stairs to second floor, doors to:

### Bedroom Two

Window to rear, fitted sliding door wardrobes, door to:

### En Suite Shower Room

WC, wash hand basin, shower cubicle

### Bedroom Three

Window to front, fitted sliding door wardrobes

### Bedroom Four

Window to rear

### Bedroom Five

Window to front, fitted storage cupboards

### Bathroom

WC, wash hand basin, panelled bath, window to front

## SECOND FLOOR

### Landing

Window to rear, doors to:

### Bedroom One

Juliet balcony to rear

### Dressing Area

Fitted wardrobes, door to:

### En Suite Shower Room

Walk in shower cubicle, wc, wash hand basin, velux style window

## OUTSIDE

### Rear Garden

Comprising decking area leading to lawn, enclosed by fences with pedestrian access to garage, gated access to front

### Driveway and Garage

Driveway to front providing off road parking and EV charger, garage with up and over door

### Holding Deposit

£415.00

### 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 |                                                                                                             |           |
|                                             | <b>84</b>                                                                                                   | <b>84</b> |
| <b>England &amp; Wales</b>                  | 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.

