



Burton End, Haverhill, CB9 9LR

**CHEFFINS**

## Burton End

Haverhill,  
CB9 9LR

A well presented one bedroom maisonette with accommodation over two floors comprising bedroom, en suite bathroom, kitchen, and living room. The property is conveniently located for the town centre and amenities. Available 20th March 2026.

 1  1  1

**£850 PCM**



- Council Tax Included
- One Bedroom
- En Suite Bathroom
- Water Included
- EPC Rating D
- Council Tax Band B



## GROUND FLOOR

### **Kitchen**

Window to front, wall and base units with worktop over, integrated electric oven and hob, sink with mixer tap and drainer, space for fridge freezer, door to:

### **Inner Hallway**

Stairs to first floor

## FIRST FLOOR

### **Landing**

Doors to:

### **Living Room**

Window to front, storage cupboard

### **Bedroom**

Window to rear, feature fireplace, door to:

### **Bathroom**

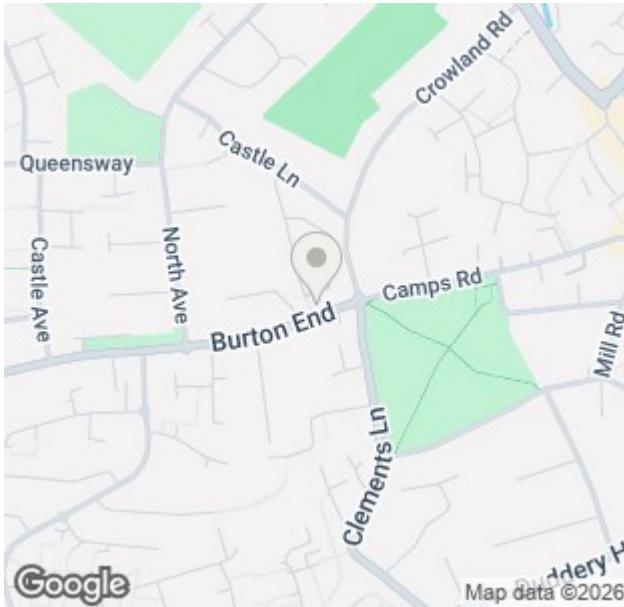
Window to rear, bath, wc, wash hand basin, storage cupboard, plumbing for washing machine

## **HOLDING DEPOSIT**

£196.00

## **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	95
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 55.7 sq. metres (600.0 sq. feet)

Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

#### Agents note:

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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.



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