



Waters Edge, Haverhill, CB9 9JZ

CHEFFINS

Waters Edge

Witherfield Road, Haverhill,
CB9 9JZ

A well presented and modern first floor apartment located close to amenities and transport links. The property benefits from two bedrooms, fitted kitchen, and allocated parking space. Available 9th January 2026.

- Two Bedrooms
- Bathroom
- Sitting Room
- EPC Rating C
- Council Tax Band B
- Minimum 6 Month Tenancy



£950 PCM





Ground Floor

Communal entrance way with secured entry, stairs to first floor

First Floor

Communal hallway

Entrance Hall

Storage cupboard housing hot water tank, doors to:

Sitting Room

Window, open to:

Kitchen

Wall and base units with worktop over, electric cooker with extractor over, stainless steel sink with drainer and mixer tap, space for appliances, two windows

Bedroom One

Two windows

Bedroom Two

Window

Bathroom

WC, wash hand basin, bath with taps and shower over

Parking

One allocated permit parking space

Holding Deposit

£219.00

Material Information

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

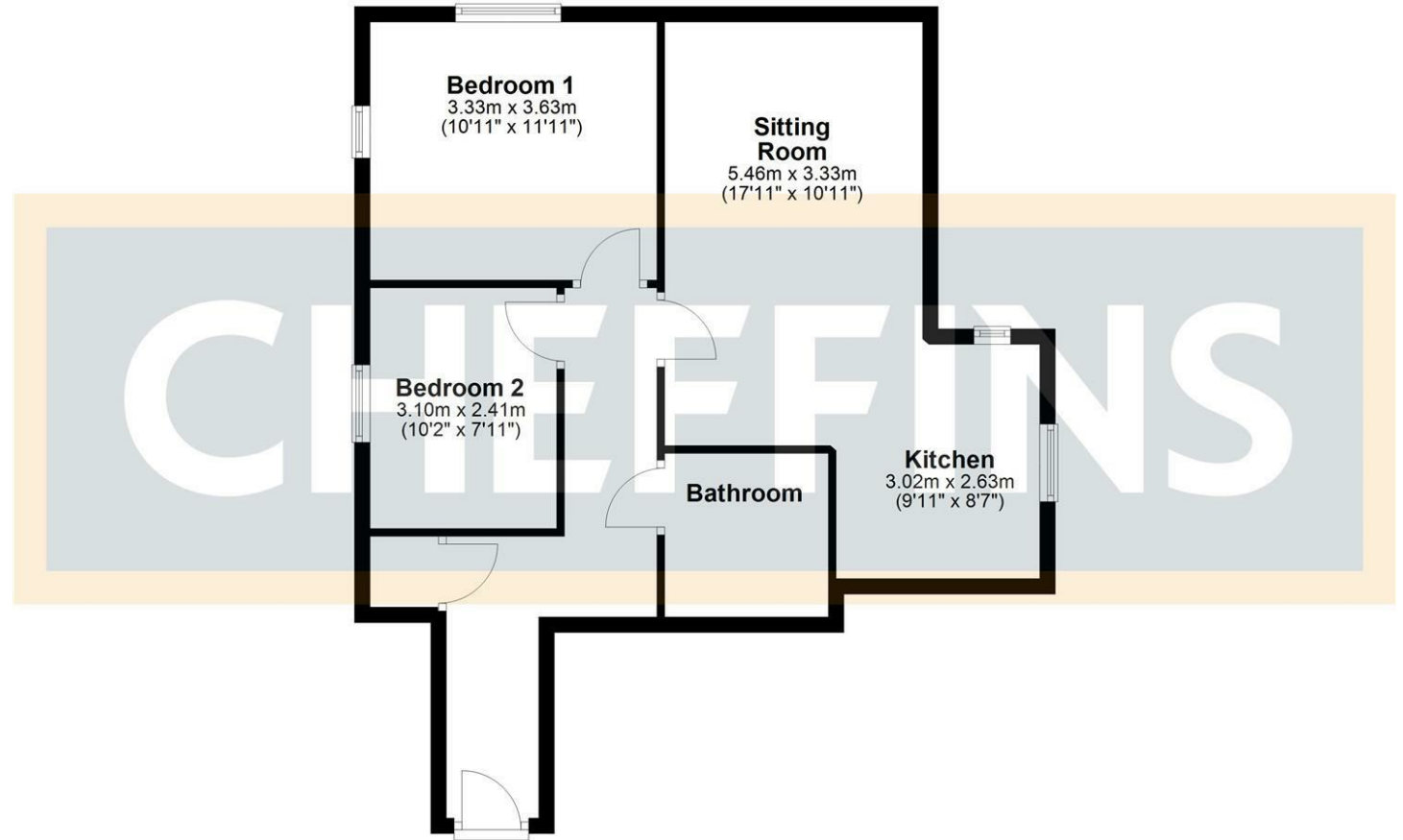


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



Total area: approx. 61.4 sq. metres (660.6 sq. feet)

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.



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