



70 High Street, Haverhill, CB9 8AR

CHEFFINS

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Haverhill,
CB9 8AR

We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A ground floor studio flat conveniently located in the town centre. The rent includes water and council tax and the property offers modern fitted kitchen with integrated cooker and freestanding fridge. Available 3rd October 2025.

- Studio Flat
- Town Centre
- Water and Council Tax included
- EPC Rating E
- Council tax Band B
- Minimum 12 Month Tenancy

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£675 PCM



**Living area/Kitchen**

Entrance via double glazed door, open plan living space with electric heater, double bed, open to kitchen with matching wall and base units with worktop over, stainless steel sink with mixer tap over, electric cooker and hob with extractor, freestanding under counter fridge, window to side

Shower Room

WC, wash hand basin and shower enclosure with chrome shower over

Holding Deposit

£155.00

Material Information

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





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

