



Helions Park Avenue, Haverhill, CB9 8BL

CHEFFINS

Helions Park Avenue

Haverhill,
CB9 8BL

A spacious two bedroom property conveniently located close to the town centre. The property comprises sitting room, kitchen and utility area, two bedrooms and bathroom with the benefit of a rear garden and driveway to the front. Available 31st July 2026.

- Two Bedrooms
- Rear Garden
- Driveway
- Sitting Room
- EPC Rating C
- Council Tax Band B



£960 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, door to:

Sitting Room

Window to front, door to:

Kitchen

Fitted wall and base units, cooker, door to garden, window to rear, opening to:

Utility Area

Window to rear

FIRST FLOOR

Landing

Doors to:

Bedroom One

Window to front, storage cupboard

Bedroom Two

Window to rear, storage cupboard

Bathroom

Comprising bath with taps over, shower cubicle, sink and wc, window to rear

Rear Garden

Mainly laid to lawn with mature shrub borders

Driveway

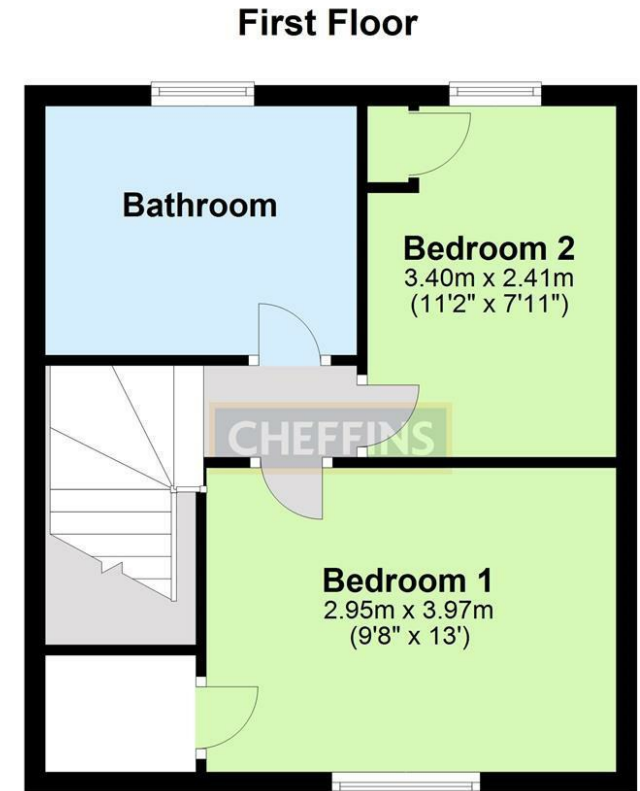
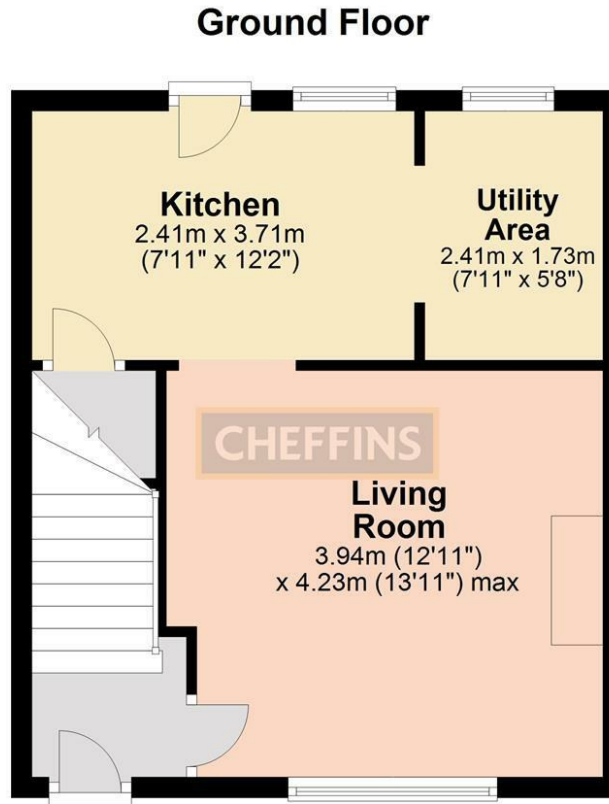
Paved driveway to front

Holding Deposit

£221.00

Material Information

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



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
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.

