



Ash Grove, Haverhill, CB9 9HT

CHEFFINS

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Haverhill,
CB9 9HT

A beautifully presented and larger than average three bedroom end terraced house located close to schools and amenities. The property benefits from utility room, downstairs wc, large rear garden, and two reception rooms. Available 1st November 2025.

- Three Bedrooms
- Kitchen
- Dining Room
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy

3 1 2

£1,300 PCM





GROUND FLOOR

Entrance Hall

Two storage cupboards, stairs to first floor, doors to:

Dining Room

Door to garden

Sitting Room

Window to rear

Kitchen

Fitted with matching wall and base units with laminate worktop over, stainless steel sink with mixer tap and drainer, space for appliances, integrated electric cooker and gas hob, window to front, door to:

Utility Room

Plumbing for washing machine, storage cupboard housing boiler, door to side, door to:

Downstairs WC

Wash hand basin, wc, Velux style window

FIRST FLOOR

Landing

Doors to:

Bedroom 1

Window to rear

Bedroom 2

Window to rear

Bedroom 3

Window to front

Bathroom

Wash hand basin, wc, P shaped bath with shower over, window to side

OUTSIDE

Rear Garden

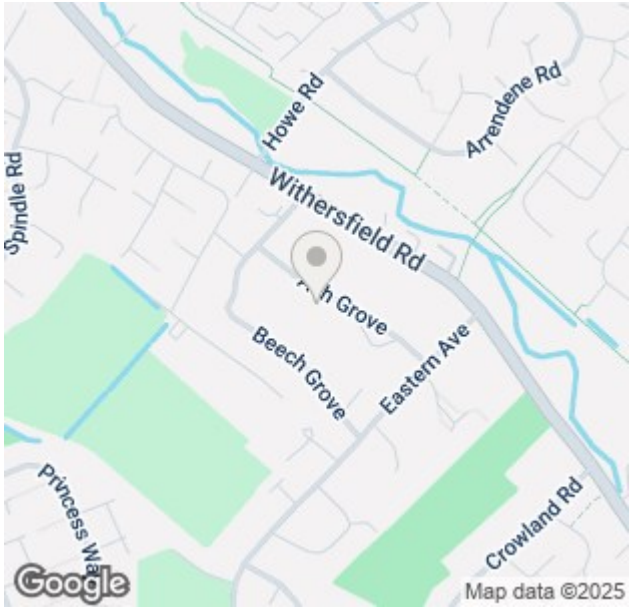
Timber and chain link fences, mainly laid to lawn with slab patio area

Holding Deposit

£300.00

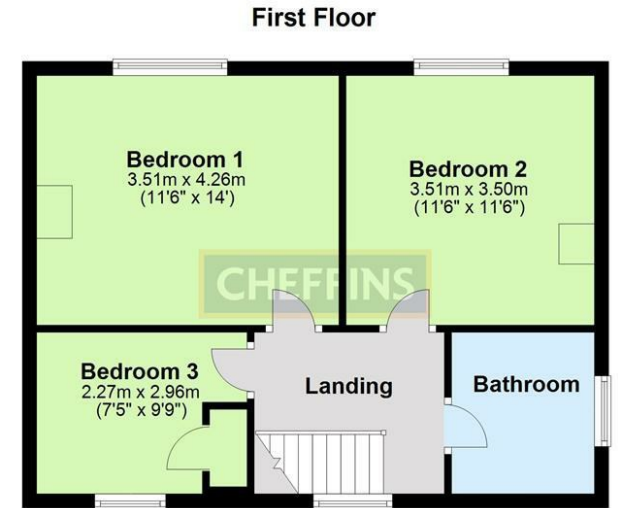
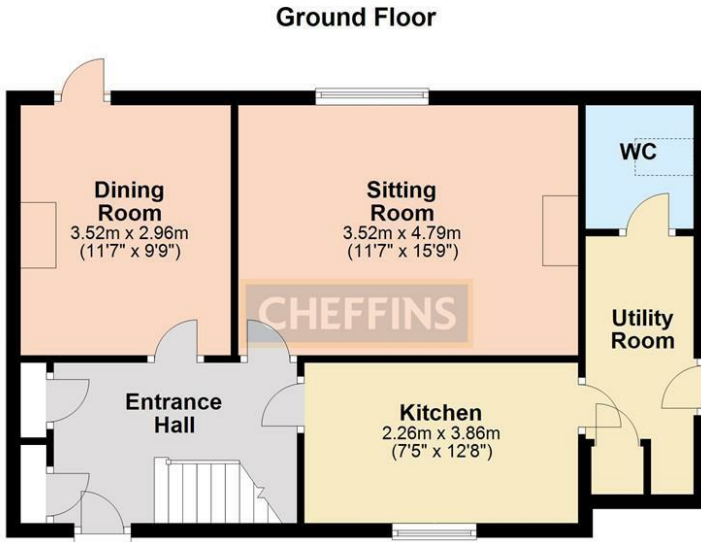
Material Information

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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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.

