



Ruffles Road, Haverhill, CB9 0JY

**CHEFFINS**



## Ruffles Road

Haverhill,  
CB9 0JY

\*We are currently fully booked for viewings -  
Please call the office to be added to a  
cancellations list.\*

A well proportioned two bedroom house  
located in a popular development close to the  
town centre. The property comprises sitting  
room, kitchen diner, WC, two bedrooms,  
bathroom, garden and parking space. Available  
24th October 2025.

- Two Bedrooms
- Sitting room
- Rear Garden
- EPC Rating C
- Council Tax Band B
- Minimum 6 Month Tenancy

🛏 2 🚿 1 🛋 1

**£1,100 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, door to:

### Sitting Room

Window to front, door to:

### Kitchen Dining Room

Window to rear, fitted with matching wall and base units, sink with drainer and mixer tap, oven and hob, space for fridge freezer, plumbing for washing machine, door to:

### Rear Lobby

Door to garden, door to:

## WC

Two piece suite comprising wash hand basin and low level wc

## FIRST FLOOR

### Landing

Airing cupboard, doors to:

### Bedroom 1

Two windows to front, built in double wardrobe

### Bedroom 2

Window to rear

## Bathroom

Window to rear, three piece suite comprising wash hand basin, low level wc, and bath with shower over

## OUTSIDE

Rear garden mainly laid to lawn with patio area, to the front is one allocated parking space

## Holding Deposit

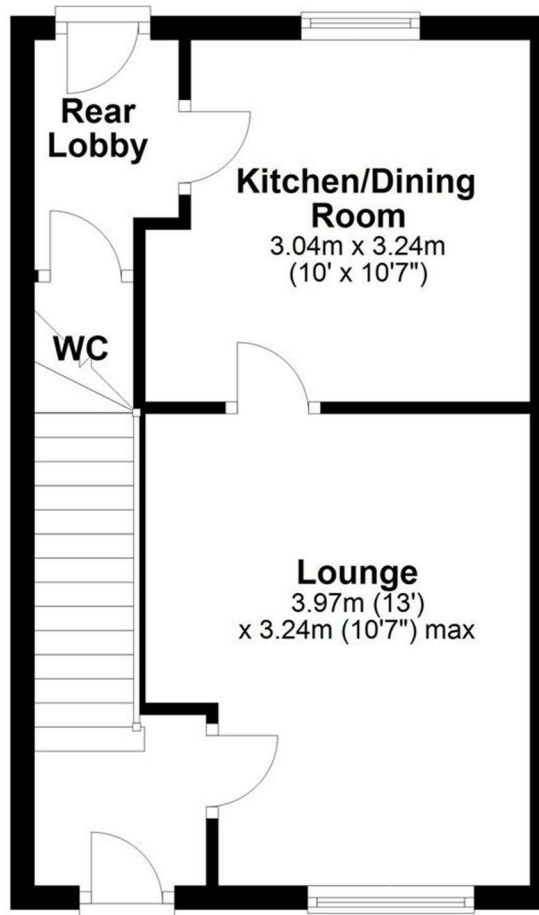
£253.00

## Material Information

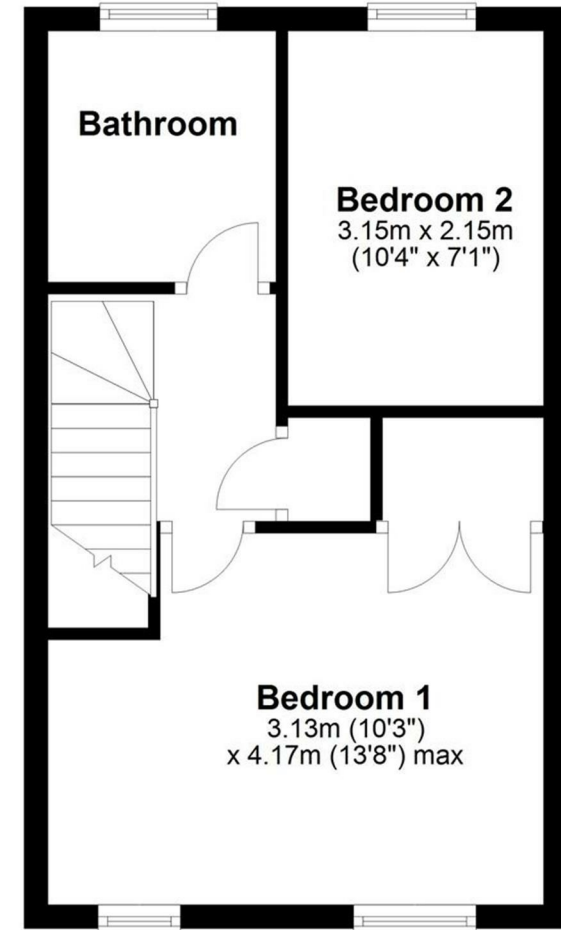
For more information on this property please refer to the Material Information brochure on our Website



## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

