



Withersfield Road, Haverhill, CB9 9HG

**CHEFFINS**

## Withersfield Road

Haverhill,  
CB9 9HG

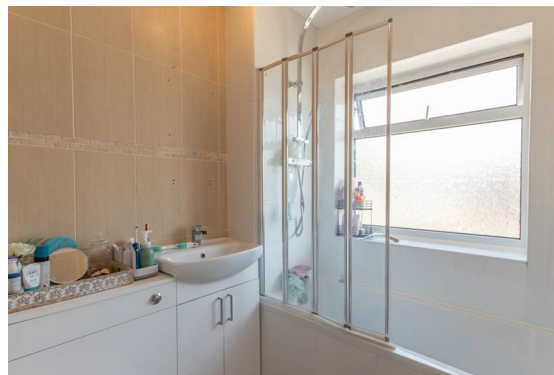
A spacious and well presented three bedroom property located on Withersfield Road with excellent links to the town centre and to Cambridge. The property benefits from a large garden, driveway and downstairs wc. Available 14th August 2026.

- Three Bedrooms
- Driveway
- Large Garden
- Family Room
- EPC Rating E
- Council Tax Band B

3 2 2

**£1,350 PCM**





## GROUND FLOOR

### Entrance Hall

Doors to:

### WC

Toilet

### Family Room

Opening to:

### Lounge

Bay window to front.

### Kitchen/Dining Room

Window to rear, door to outside

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1

Bay window to front, 2 x built in wardrobes.

### Bedroom 2

Window to rear, 2 x built in wardrobes.

### Bedroom 3

### Bathroom

Toilet, handbasin with mixer tap, bath with shower over top.

## OUTSIDE

Long garden leading up to a summer house with electric wired in, shed at the end of the garden not for tenant use. Driveway to front of property.

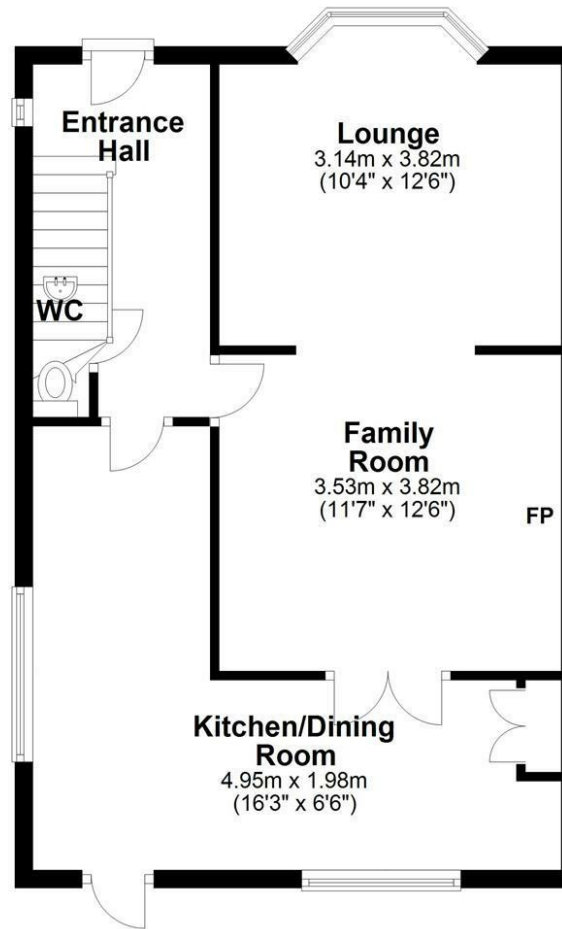
## Material Information

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

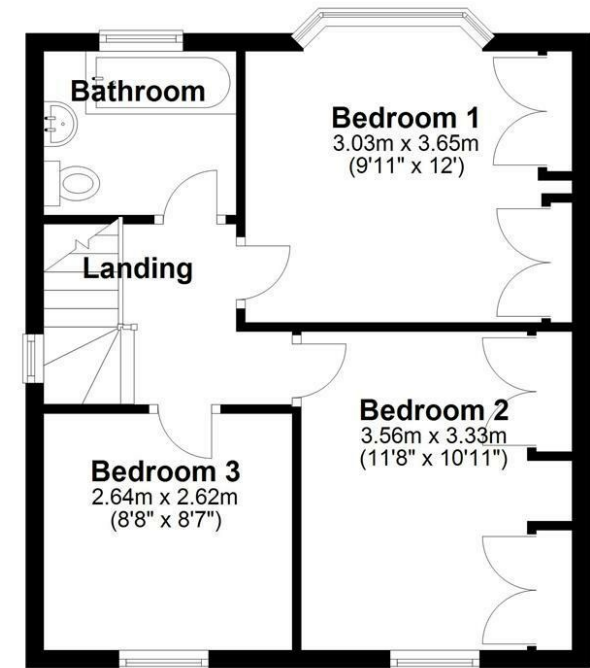


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 |         |           |
|                                             | 54      | 75        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Ground Floor



## First Floor



### 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.

