





## **Grenadier Road**

Haverhill, CB9 9QQ

A well presented three bedroom semi detached house located on the Cambridge side of the town. The property benefits from downstairs wc, en suite shower room, and rear garden. Available 7th November 2025.

- Three Bedrooms
- En Suite Shower Room
- Garage and Driveway
- EPC Rating C
- · Council Tax Band C
- Minimum 12 Month Tenancy



## £1,380 PCM



# **CHEFFINS**













#### **GROUND FLOOR**

#### **Entrance Hall**

Stairs to first floor, doors to:

#### **Kitchen Diner**

Window to front, wall and base units with worktop over, space and plumbing for appliances

## **Sitting Room**

Window and doors to garden

## WC

#### **FIRST FLOOR**

## Landing

Storage cupboard, doors to:

#### **Bedroom One**

Window to rear, door to:

## **En Suite**

## **Bedroom Two**

Window to front

#### **Bedroom Three**

Window to rear

#### **Bathroom**

Window to front, wc, wash hand basin, bath with shower over

#### **OUTSIDE**

#### Rear Garden

Mainly laid to lawn with paved patio area, enclosed by timber fences

## **Garage and Driveway**

Single garage with up and over door, driveway for approx. two vehicles

## **Holding Deposit**

£318.00

## **Material Information**

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



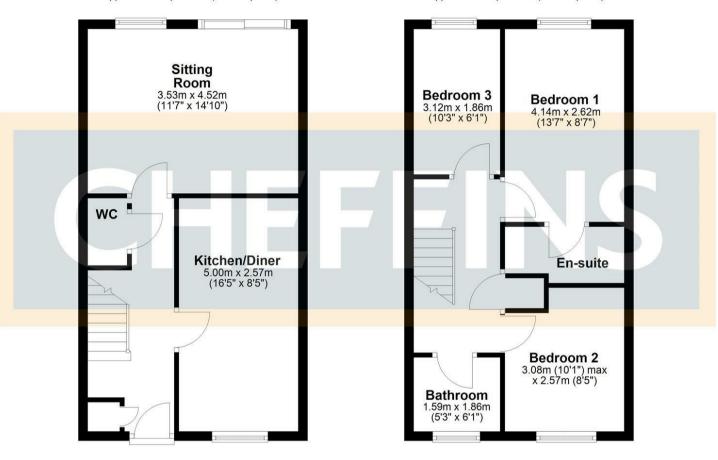
#### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) **A** 87 (69-80) 73 (55-68) (39-54) (21-38) G (1-20) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

## **Ground Floor**

Approx. 39.0 sq. metres (420.3 sq. feet)

## First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 78.3 sq. metres (842.9 sq. feet)

#### Agents note:

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