



Ashlea Close, Haverhill, CB9 8QF

CHEFFINS

Ashlea Close

Haverhill,
CB9 8QF

A well presented and spacious three bedroom house. The property benefits from driveway, garden, and fitted kitchen. The additional room on the ground floor provides versatile accommodation. Available 1st September 2025.

3 1 2

£1,300 PCM



- Three Bedrooms
- Living Room / Dining Room
- Fitted Kitchen
- EPC Rating D
- Council Tax Band B
- Minimum 6 Month Tenancy



GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to:

Lounge Dining Room

Window to rear, doors to garden

Kitchen

Window to front, wall and base units with worktop over, gas cooker, plumbing and space for appliances, sink with drainer and mixer tap

Office / Bedroom 4

Window to side, built in sliding door wardrobes. Please note there is no radiator in this room but electric heaters can be used to warm the space

FIRST FLOOR

Landing

Doors to:

Bedroom 1

Window to rear

Bedroom 2

Storage cupboard, window to front

Bedroom 3

Window to rear

Bathroom

Fitted with panelled bath with shower over, wc, wash hand basin, window to front

OUTSIDE

Garden

Paved patio area with steps leading raised lawn, enclosed by fences with gated rear access, timber storage shed

Parking

Driveway to front

Holding Deposit

£300.00

Material Information

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

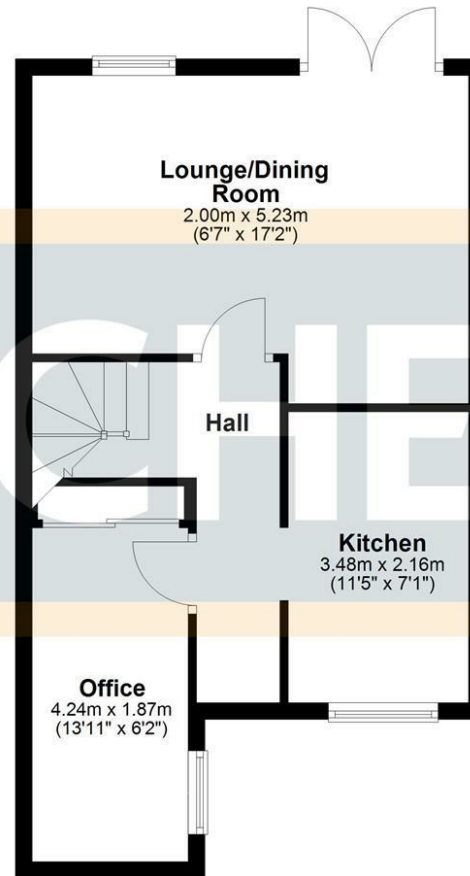


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

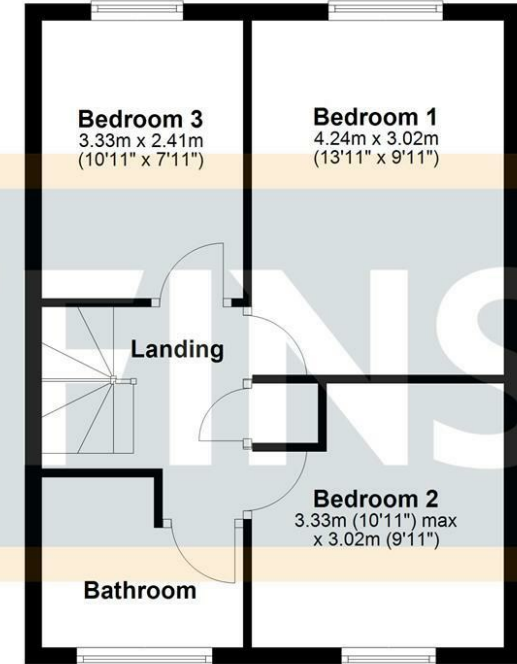
Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 84.0 sq. metres (904.0 sq. feet)

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.

