



Franklin Way, Haverhill, CB9 7HH

**CHEFFINS**

## Franklin Way

Withersfield, Haverhill,  
CB9 7HH

A recently built and beautifully presented three bedroom property located on the Cambridge side of the town. The property offers modern accommodation over three floors and benefiting from utility room, en suite and dressing area to bedroom one, and driveway to the side. Available 1st September 2026.

- Three Bedrooms
- Rear Garden
- Fitted Kitchen
- Driveway with EV Charging
- EPC Rating B
- Council Tax Band C

3 2 1

**£1,500 Per Month**





## GROUND FLOOR

### Entrance Hall

Storage cupboard, stairs to first floor, doors to:

### Kitchen

Fitted wall and base units with worktop over and breakfast bar, integrated double oven, integrated hob, integrated fridge freezer, integrated dishwasher, opening to:

### Sitting Room

Double doors to garden

### Utility Room/WC

Window to front, wall and base units with worktop over, integrated washing machine, wc, wash hand basin

## FIRST FLOOR

### Landing

Window to front, stairs to second floor, storage cupboard, doors to:

### Bedroom Two

Window to rear

### Bedroom Three

Window to front

### Bathroom

Comprising panelled bath with shower and screen over, wc, wash hand basin

## SECOND FLOOR

## Landing

Door to:

### Bedroom One

Window to front, door to:

### En Suite Shower Room

Velux style window, shower cubicle, wc, wash hand basin

## OUTSIDE

### Garden

Mainly laid to lawn with paved patio area, enclosed by timber fences with gated front access, timber storage shed

### Driveway

Driveway to side of property providing off road parking for approximately two vehicles, EV charger

## Holding Deposit

£346.00

## Material Information

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

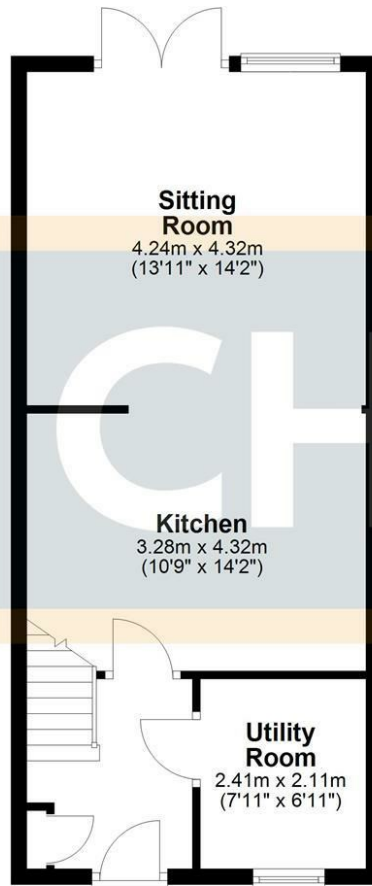


#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                           |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>90</b> | <b>90</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 |           |                                                                                     |
| England & Wales                             |           |                                                                                     |
| EU Directive 2002/91/EC                     |           |  |

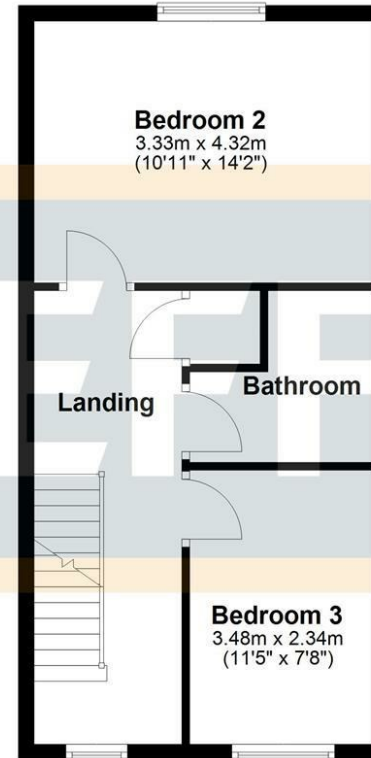
#### Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



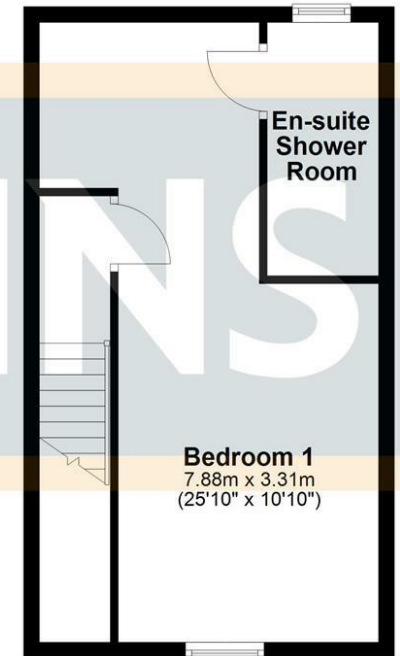
#### First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



#### Second Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 118.7 sq. metres (1277.8 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.

