



Gannet Close, Haverhill, CB9 0JL

**CHEFFINS**



## Gannet Close

Haverhill,  
CB9 0JL

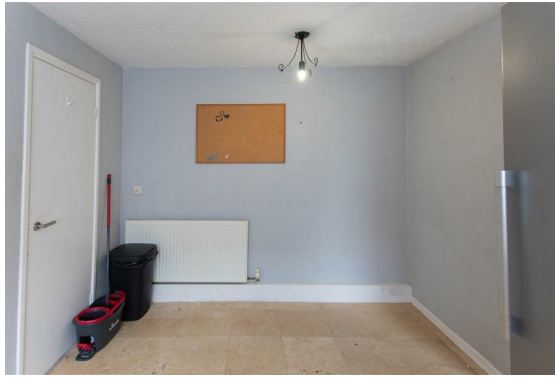
A well presented three bedroom mid terraced house close to schools and amenities. The property benefits from downstairs wc, kitchen diner, and rear garden. Available 14th November 2025.

- Three Bedrooms
- Sitting Room
- Bathroom
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



**£1,200 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, cupboard, open to:

### Kitchen Dining Room

Window to front, fitted wall and base units with worktop over, electric oven with hob and extractor over, space for appliances

### Sitting Room

Sliding doors to garden

### WC

Window to rear, wc, wash hand basin

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom One

Window to front, storage cupboard

### Bedroom Two

Window to rear, storage cupboard

### Bedroom Three

Window to front, storage cupboard

## Bathroom

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

## Garden

Mainly laid to lawn with concrete patio area

## Holding Deposit


£276

## 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>84</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>	<b>72</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

#### Agents note:

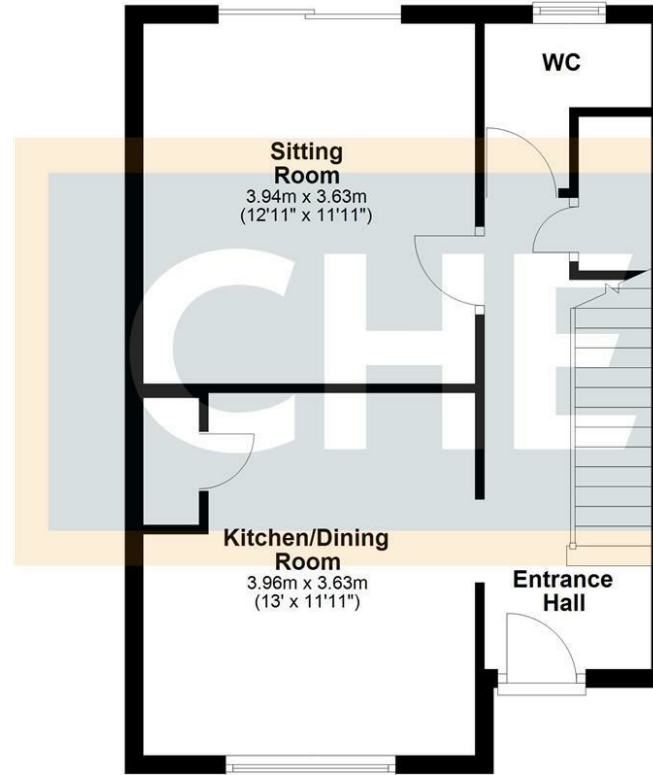
For more information on this property please refer to the Material Information Brochure on our website.

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.

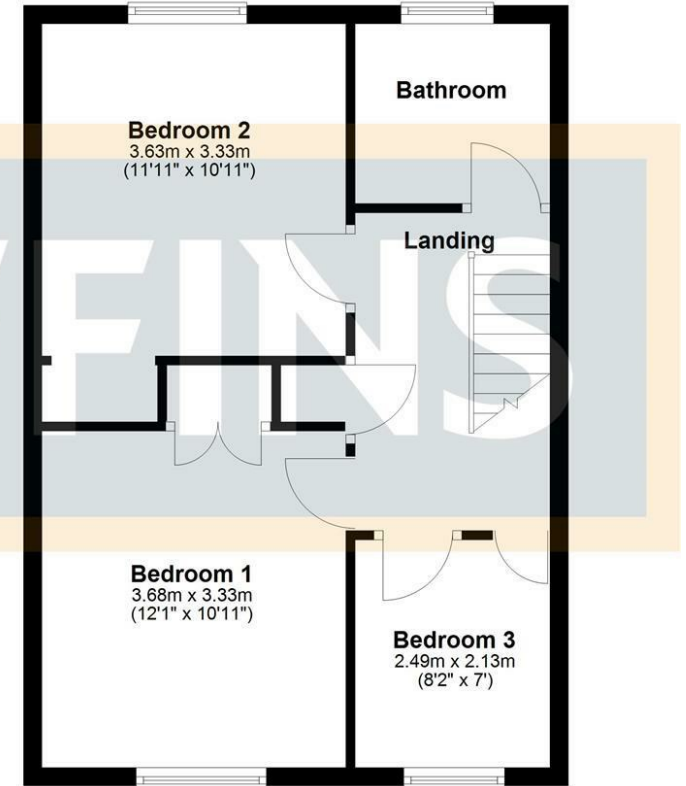
#### Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



#### First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 87.9 sq. metres (945.9 sq. feet)



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