



Fleming Way, Haverhill, CB9 7SQ

**CHEFFINS**

## Fleming Way

Withersfield, Haverhill,  
CB9 7SQ

A beautifully presented two bedroom terrace house on the outskirts of the town. The property benefits from downstairs wc, en suite shower room, rear garden and off road parking space. Available 14th March 2026.

- Two Bedrooms
- En Suite Shower Room
- Off Road Parking
- Rear Garden
- EPC Rating C
- Council Tax Band B

 2  2  1

**£1,100 PCM**





## GROUND FLOOR

### Entrance Hall

Storage cupboard housing gas boiler, plumbing and space for washing machine, doors to:

### WC

Window to front, wc, wash hand basin

### Living Area/Kitchen

Open plan with fitted kitchen with matching wall and base units and worktop over, fridge freezer, integrated electric oven and hob with extractor over, stainless steel sink with mixer tap, storage on rear of kitchen cupboards dividing space into living area, stairs to first floor, double doors to garden

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1

Window to rear, door to:

### En Suite Shower Room

Tiles shower cubicle, wc, washing hand basin

### Bedroom 2

Two windows to front

## OUTSIDE

Low maintenance garden to rear enclosed by timber fences with gated access to rear, timber storage shed. To the rear of the property there is an allocated parking space

## Holding Deposit

£253.00

## Material Information

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

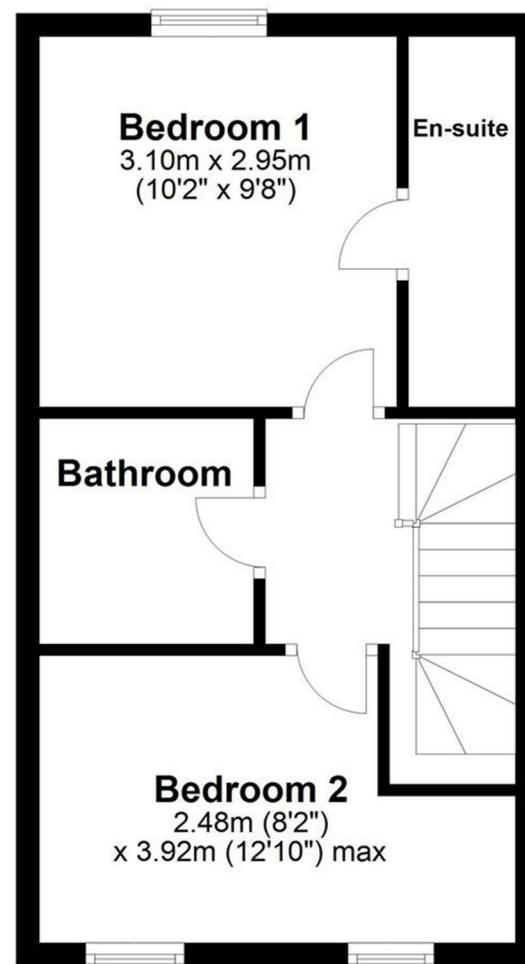


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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](http://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.



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