



Henderson Close, Haverhill, CB9 7SU

**CHEFFINS**

## Henderson Close

Haverhill,  
CB9 7SU

A nicely presented two bedroom terraced house on the Cambridge side of the town. The property benefits from off road parking space, rear garden and lounge diner. Available 5th December 2025.



**£1,100 PCM**



- Two Bedrooms
- Kitchen
- Bathroom
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



## Entrance Hall

Stairs to first floor, Doors to:

## Kitchen

Window to front, fitted wall and base units with work top over, electric cooker and hob, space and plumbing for appliances

## Lounge Diner

Storage cupboard, French Doors to garden

## Landing

Doors to:

## Bedroom 1

Two windows to rear

## Bedroom 2

Two windows to front

## Bathroom

Fitted with panelled bath, wc, wash hand basin

## Garden

Decked seating area leading to lawn and enclosed by fences, gated rear access

## Parking

One Allocated parking space

## Holding Deposit

£253.00

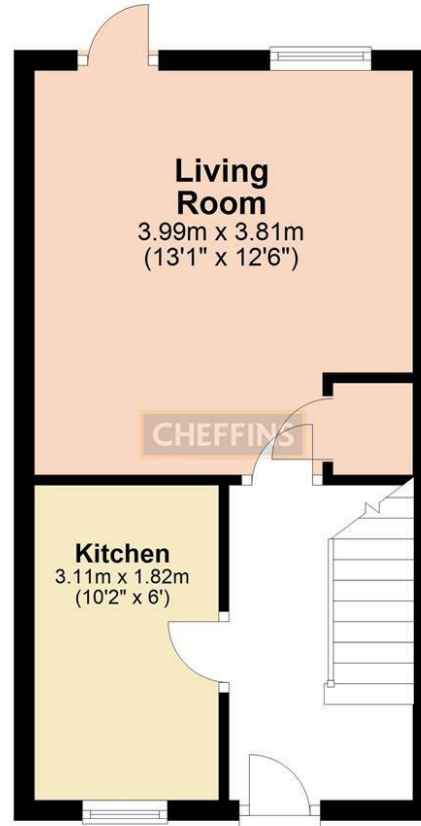
## Material Information

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

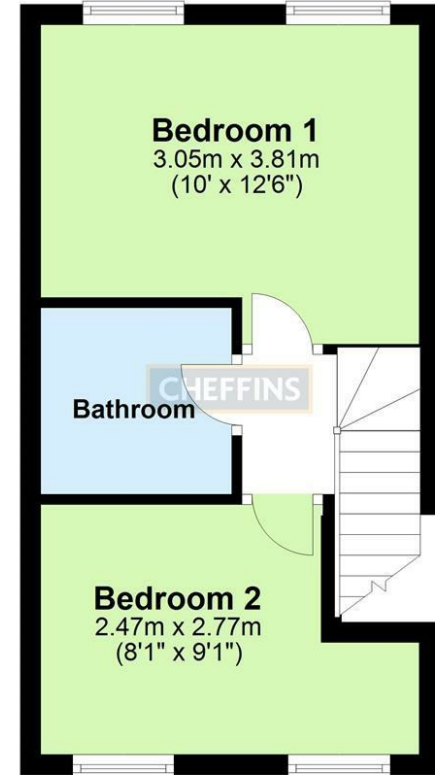


| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>88</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>70</b> |           |
| (1-20) <b>G</b>                                                                     |           |           |
| Not energy efficient - higher running costs                                         |           |           |
| <b>England &amp; Wales</b>                                                          |           |           |
| EU Directive 2002/91/EC                                                             |           |           |
|  |           |           |

## Ground Floor



## First Floor



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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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