



Grenadier Road, Haverhill, CB9 9QQ

CHEFFINS

Grenadier Road

Haverhill,
CB9 9QQ

- Minimum 12 Month Tenancy
- Available 12/09/2025
- Unfurnished
- EPC: C
- Council Tax Band: C
- Gas Central Heating
- Front & Rear Gardens
- Off Street Parking & Garage

A well presented 3 bedroom detached house situated in a popular residential area on the sought after Cambridge side of town. The accommodation comprises entrance hall, sitting room, dining room, kitchen, cloakroom, principle bedroom with en-suite shower room, 1 further double bedroom, 1 single bedroom and bathroom. Front and rear gardens, off street parking and single garage. We regret no sharers. Unfurnished. Available 12/09/2025. EPC: C and Council Tax Band: C.

 3  2  2

£1,350 PCM





LOCATION



Grenadier Road is located in a popular residential area on the sought after Cambridge side of the thriving market town of Haverhill. The town has an excellent range of amenities including High Street shopping with a twice weekly market, public houses, cafes, restaurants, social clubs and hotels, a comprehensive nursery and schooling system, 18 hole golf course and sports centre with all weather pitches and gymnasium. For the commuter Haverhill is well placed for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor and Audley End train station (12 miles) with direct services to London Liverpool Street.

ENTRANCE HALL

stairs rising to first floor and doors to sitting room, dining room and cloakroom off.

SITTING ROOM

dual aspect with window to front aspect and patio doors to rear aspect and door to under stairs cupboard.

DINING ROOM

window to front aspect and door to:

KITCHEN

base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, freestanding oven with electric hob and extractor above, space for a fridge freezer, water softener, space and plumbing for a washing machine and dishwasher, gas central heating boiler and door to side passage.

CLOAKROOM

wc, hand wash basin and window to side aspect.

STAIRS/LANDING

linen cupboard, window to rear aspect and doors to bedrooms and bathroom off.

BEDROOM 1

window to front aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin with

mirror above and window to side aspect.

BEDROOM 2

window to front aspect.

BEDROOM 3

window to rear aspect.

BATHROOM

bath with shower attachment, wc, wash basin with mirror above and window to rear aspect.

OUTSIDE

open front garden principally laid to lawn with private driveway providing off street parking for 1 vehicle and access to attached single garage with up and over door, pathway to front door and side gate to side passage with access to enclosed rear garden principally laid to lawn with patio.

LETTING AGENT NOTES

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

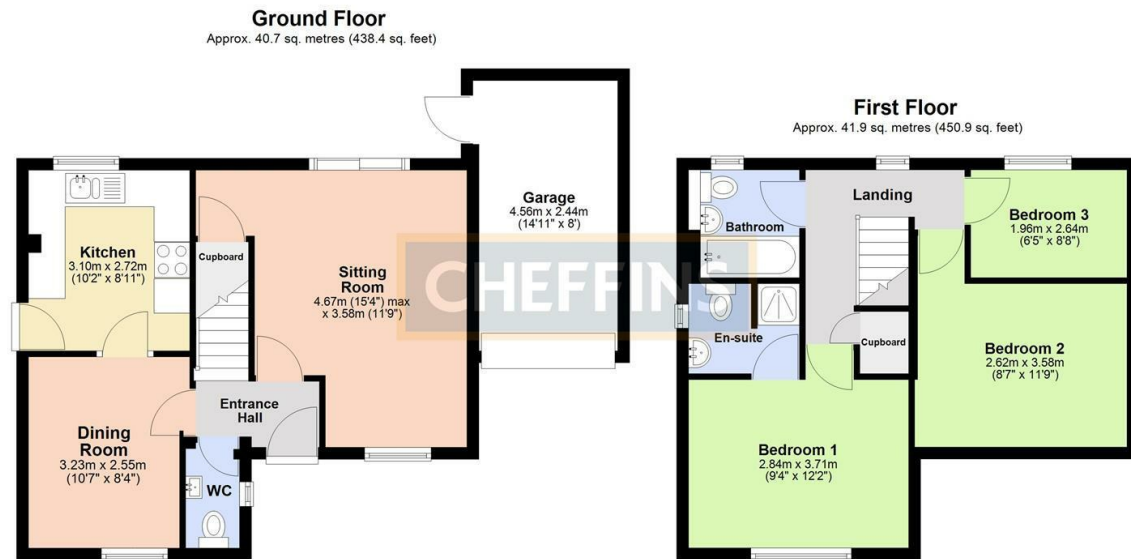
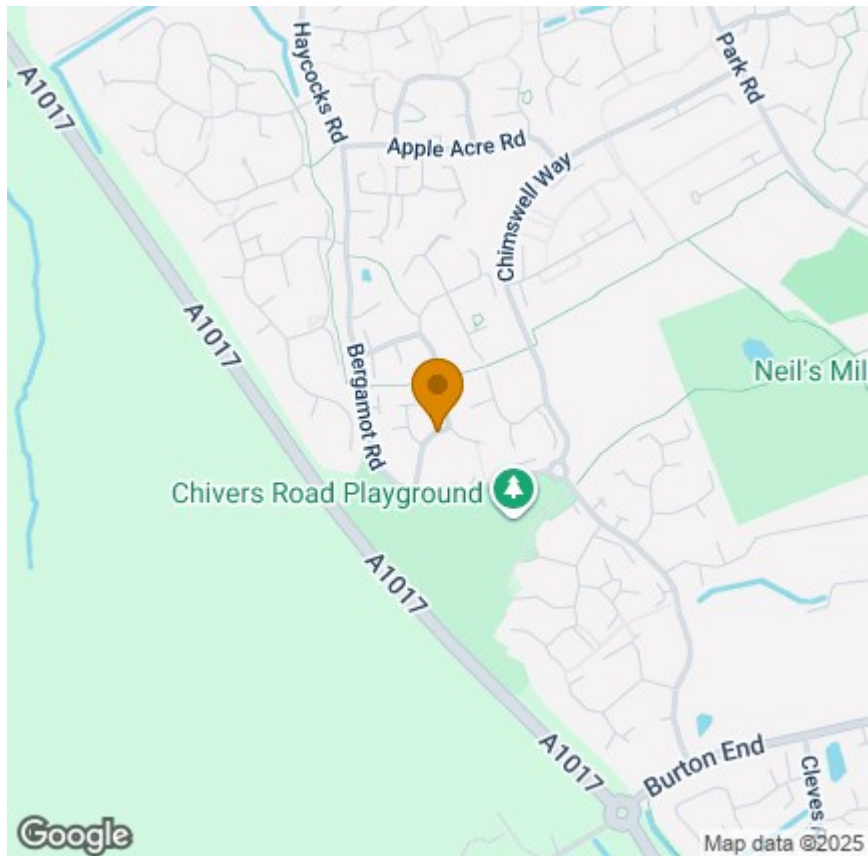
Term - Minimum 12 month tenancy

Holding Deposit - £311

Deposit - £1557







Total area: approx. 82.6 sq. metres (889.3 sq. feet)

Floor area excludes the garage
Plan produced using PlanUp.

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

Agents note:

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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | 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.

