



Rutherford Place, Haverhill, CB9 7SY

CHEFFINS

Rutherford Place

Withersfield, Haverhill,
CB9 7SY

- Highly Presented
- Generous Garage And Driveway
- Master Bedroom With Ensuite
- Spacious Kitchen/Diner
- Study

An impressive and immaculately presented detached property occupying a private cul de sac position on the Cambridge side of town. The property boasts many fine features including an impressive master bedroom suite, open plan kitchen / dining room, garage and driveway. (EPC Rating A)

4 2 3

£435,000





LOCATION

GROUND FLOOR

ENTRANCE HALL

Storage cupboard, radiator, stairs, doors to:

LIVING ROOM

15'5" x 12'7"
4.70m x 3.86m (15'5" x 12'7") Double glazed window to front, radiator, double door leading to:

KITCHEN/DINER

26'6" x 10'7"
8.08m x 3.23m (26'6" x 10'7") Matching wall and base level units, plumbing for washing machine, integrated fridge/freezer, dishwasher, 4 ring gas hob, oven, stainless steel sink, water softener and filter, radiator, double glazed window to rear, French doors to rear garden.

STUDY

8'7" x 7'1"
2.62m x 2.16m (8'7" x 7'1") Double glazed window to front, radiator.

WC

Hand wash sink, low wc, base units.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

12'7" x 12'4"
3.86m x 3.76m (12'7" x 12'4") Double glazed window to front, built in wardrobes, radiator, door to:

ENSUITE

Three piece suite with shower enclosure, vanity hand wash sink, low wc, obscure window.

BEDROOM TWO

13'10" x 10'2"
4.22m x 3.10m (13'10" x 10'2") Double glazed window to front, radiator.

BEDROOM THREE

12'7" x 8'11"
3.86m x 2.74m (12'7" x 8'11") Double glazed window to rear, radiator.

BEDROOM FOUR

11'1" x 10'2"
3.40m x 3.10m (11'1" x 10'2") Double glazed window to front, radiator.

BATHROOM

Three piece suite with shower over bath, vanity hand wash sink, low wc, obscure window, radiator.

OUTSIDE

Immediate paved patio upon leaving the property through the kitchen door, the garden is predominantly laid to lawn with mature shrubs. There is a side

access gate to the driveway and side door to the garage.

GARAGE

Up and over door with power and light connected. Side access door through to the garden.

AGENCY NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

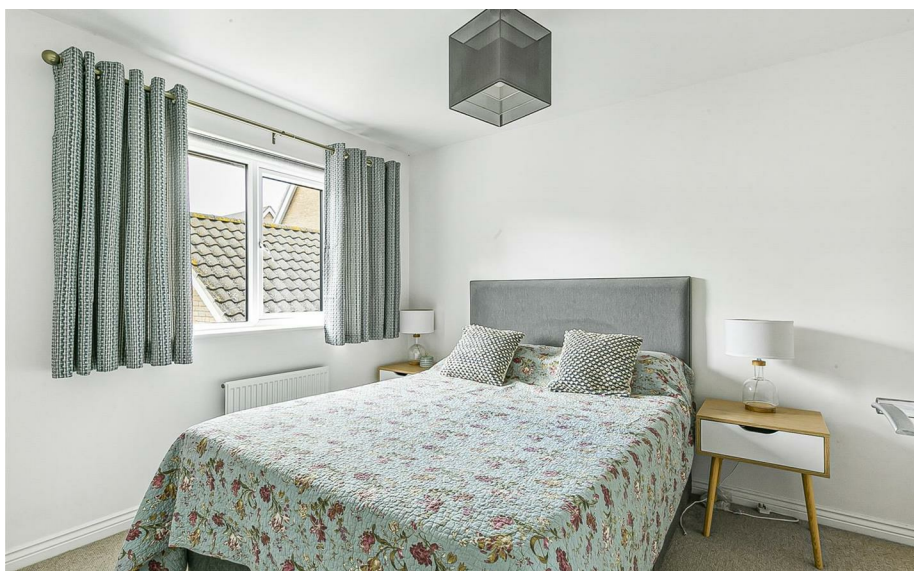
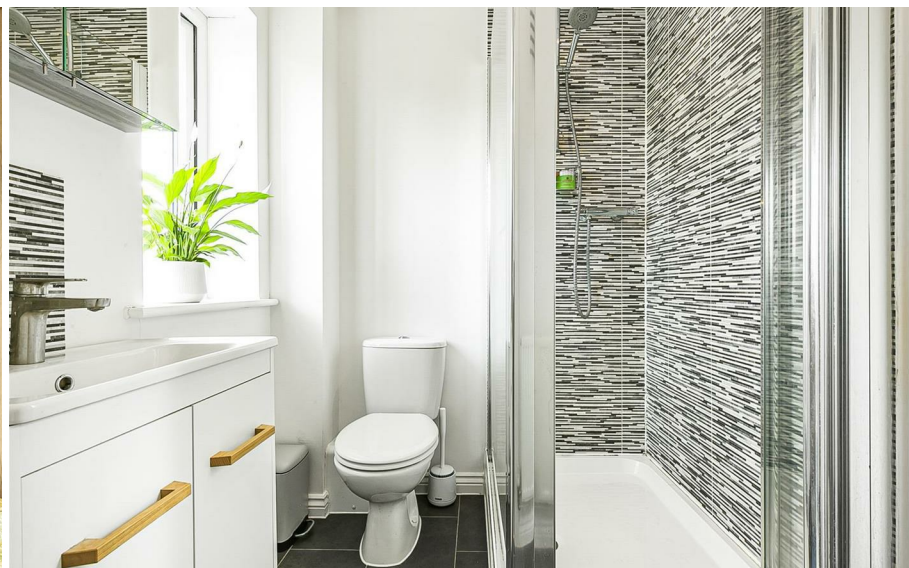
Viewings Strictly by appointment through the selling agents.


SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

£435,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



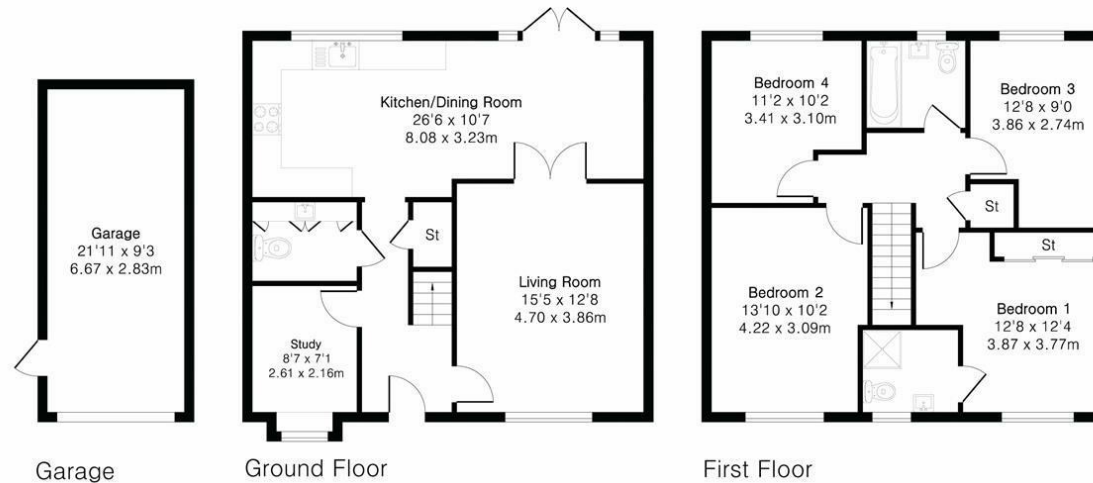


Approximate Gross Internal Area 1339 sq ft - 124 sq m

Ground Floor Area 672 sq ft – 62 sq m

First Floor Area 667 sq ft – 62 sq m

Garage Area 203 sq ft – 19 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

