



Crowland Road, Haverhill, CB9 9LF

CHEFFINS

Crowland Road

Haverhill,
CB9 9LF

A well presented three bedroom property conveniently located within walking distance to the town centre and its amenities. The property offers generous living accommodation including an open plan kitchen / dining area, and a generous rear garden. Available 1st April 2024.

- Three Bedrooms
- Large Garden
- Close to Town Centre
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy



£1,200 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, door to:

Sitting Room

Window to front, radiator, door to Storage cupboard, door to:

Kitchen Diner

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, dual aspect windows, radiator, storage cupboard.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, obscure window to rear, radiator.

FIRST FLOOR

Bedroom 1

Window to front, radiator, door to wardrobe.

Bedroom 2

Window to rear, radiator.

Bedroom 3

Window to rear, radiator.

OUTSIDE

The property has a generous rear garden which is predominantly laid to lawn and stocked with an array of shrubs and mature plants.

The neighbouring property has a right of access to the rear of the property, this is predominantly used for wheelie bin access.

Lettings Agents Notes

Deposit - £1384

Holding Deposit - £276

EPC - D

Local Authority - West Suffolk

Council Tax - B

Square Foot - 721

Property Type - End Terraced House

Property Construction - Brick and Slate Roof

Rights of Way, Easements, Covenants - The immediate neighbour has a right of way for access and moving bins through the garden

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

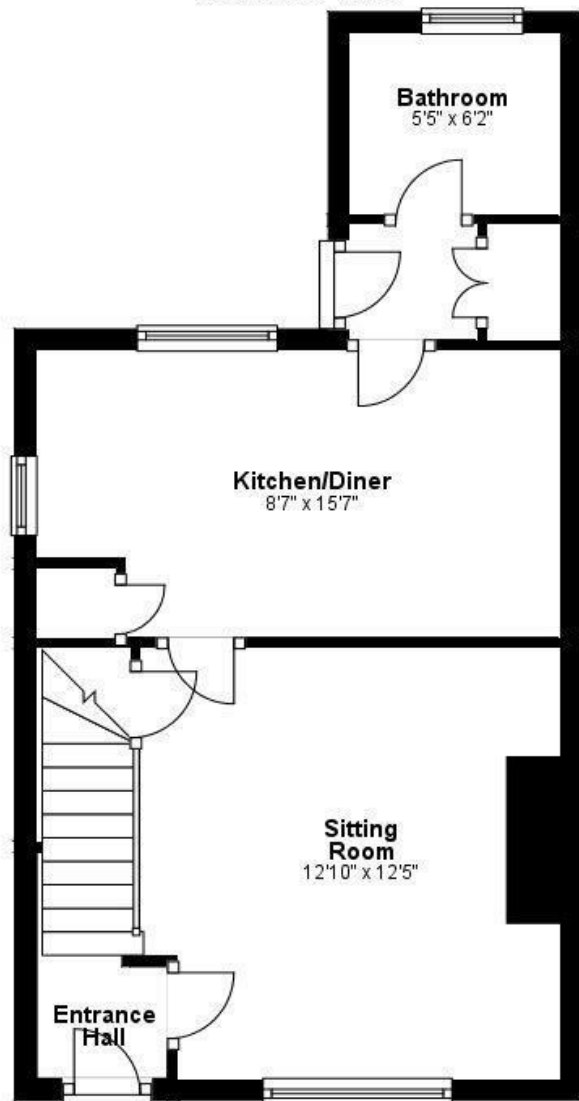
Sewerage - Mains

Heating - Gas Boiler

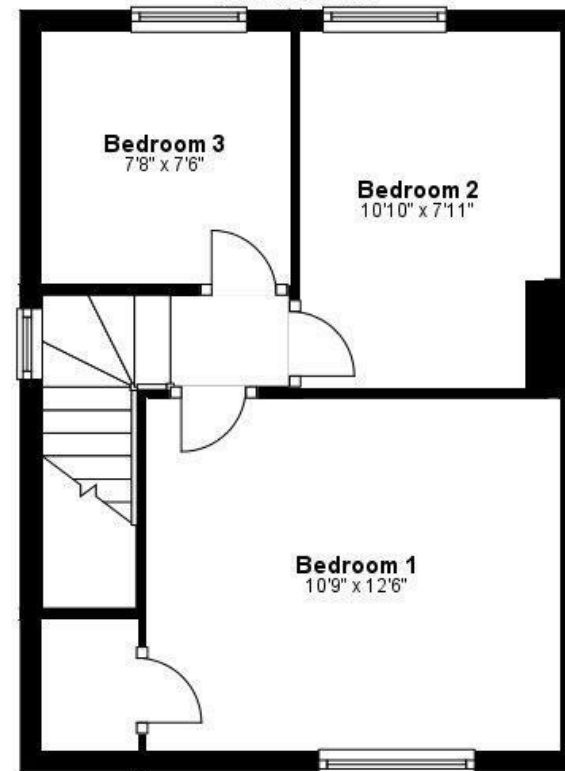
Broadband Type - Fibre to cabinet

Mobile Signal/Coverage - Good on all networks

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.