



Chivers Road, Haverhill, CB9 9DS





## Chivers Road

Haverhill,  
CB9 9DS

A spacious and well presented four/five bedroom property located on Chivers Road. The property benefits from four reception rooms, an enclosed rear garden, garage with associated parking, en-suite bathroom and a conservatory. Available 2nd May 2024.

- Four Bedrooms
- Four Reception Rooms
- Garage and Driveway
- EPC Rating C
- Council Tax Band E
- Minimum Term 24 Months

4 2 2

**£1,550 PCM**





## GROUND FLOOR

### Entrance Hallway

Storage cupboard, stairs, doors to:

### Study

Window to side.

### Dining Room/Bedroom 5

Window to side.

### Downstairs WC

Window to rear.

### Lounge

Double door to Conservatory, door to:

### Kitchen/Dining Room

Window to side, door to:

### Conservatory

Three windows to rear, two windows to front, two windows to side, double door leading to rear garden.

## FIRST FLOOR

### Landing

Window to front, Storage cupboard, doors to:

### Bedroom 1

Window to side, sliding door to wardrobe, door to:

### En-suite Bathroom

Window to rear. Shower unit, wc & hand basin.

### Bedroom 2

Window to side.

### Bedroom 3

Window to side.

### Bedroom 4

Window to side.

### Bathroom

Window to rear. Bath with mixer taps and white electric shower unit over top. Toilet and handbasin.

## OUTSIDE

Enclosed rear garden, patioed area and lawn area. Side access gate.

## Lettings Agents Notes

Deposit - £1788.00

Holding Deposit - £357.00

EPC - C Rated

Local Authority - West Suffolk Council

Council Tax - Band E

Square Foot - 1237

Property Type - Detached House

Property Construction - Red Brick, Tile Roof,

Glass Conservatory & Tarmac

/ Block Paving

Parking - 2 x Off Road, 1 x Garage

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas Boiler, Radiators

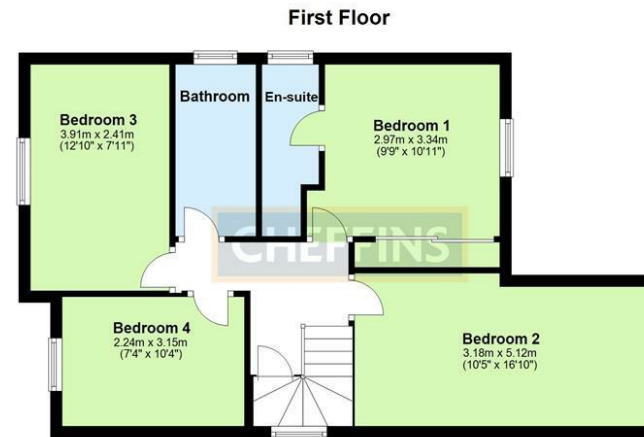
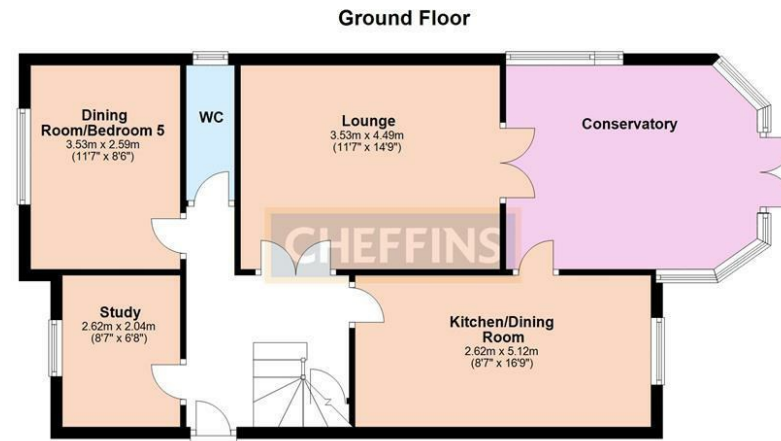
Broadband Connected - Yes

Broadband Type - Fibre To The Premises

Mobile Signal/Coverage - Average on Three,

Good on others





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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.

