



Withersfield Road, Haverhill, CB9 9HF



Withersfield Road

Haverhill,
CB9 9HF

We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A well presented three bedroom property benefitting from rear garden, two reception rooms, and off road parking space. The property is conveniently located for the Town Centre. Available 7th June 2024.

- Three Bedrooms
- Off Road Parking
- Two Reception Rooms
- EPC Rating E
- Council Tax Band B
- Minimum 12 Month Tenancy

3 1 2

£1,175 PCM





GROUND FLOOR

Porch

Door to:

Hall

Stairs, with storage cupboard under, door to:

Sitting Room

Walk-in bay window to front, fireplace.

Dining Room

Window to rear, fireplace, storage cupboard,

Kitchen/Breakfast Room

Wall and base units with worktop over, electric cooker, space for washing machine, space for fridge freezer, sink with mixer tap and drainer, door to garden

FIRST FLOOR

Landing

Doors to:

Bedroom 1

Two windows to front

Bedroom 2

Window to rear

Bedroom 3

Window to rear

Bathroom

Fitted with panelled bath with shower over, wash hand basin and low-level WC, window to side

OUTSIDE

To the front is a walled and hedged garden with path to the front door. There is a courtyard rear garden with shingled parking area beyond, accessed by a private drive off of Crowland Road.

Lettings Agents Notes

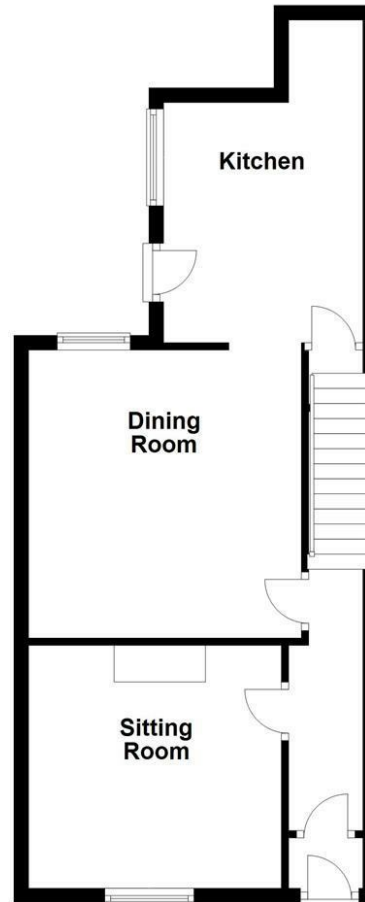
For more information on this property please refer to the Material Information brochure on our Website



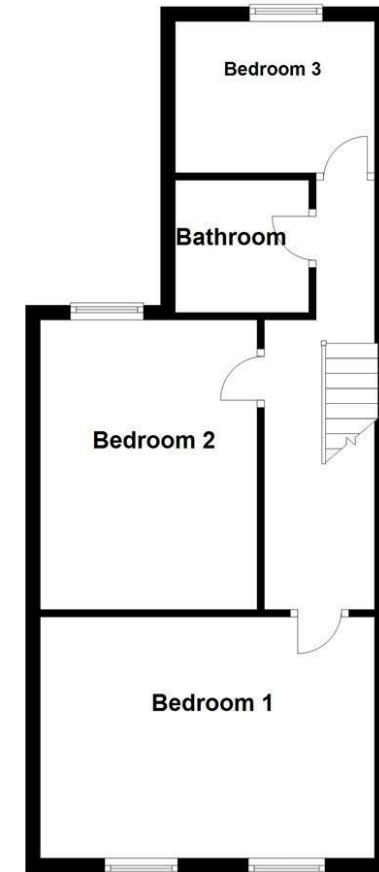
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

£1,175 PCM
 Council Tax Band - B
 Local Authority - West Suffolk

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



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.