



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

5 Cley Court, Haverhill, Suffolk, CB9 7FR

A spacious and well presented four bedroom detached house located on the Cambridge side of town. The property benefits from kitchen with breakfast island, large conservatory, and en suite to master bedroom. Available 21st June 2024.

£1,500 PCM

- Four Bedrooms
- Garage and Driveway
- Rear Garden
- EPC Rating D
- Council Tax Band D
- Minimum 6 Month Tenancy



ACCOMMODATION with approximate room sizes

GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to:

Living Room

14'4" x 13'3" (4.37m x 4.04m)

Window to side and box window to front

WC

Window to front, WC, wash hand basin

Kitchen Dining Room

21'1" x 9'4" (6.45m x 2.85m)

Fitted wall and base units with worktop over, integrated fridge freezer, range style oven with gas hob, island with inbuilt wine fridge, window to rear

Utility Room

Door to side, worktop with space under for washing machine and dishwasher

Conservatory

Doors to garden, pedestrian door to garage

FIRST FLOOR

Landing

Doors to:

Bedroom 1

14'0" x 13'3" (4.27m x 4.04m)

Window to side and window to front, two double built in wardrobes, door to:

En Suite

Window to side, shower enclosure, wc, wash hand basin

Bedroom 2

11'2" x 9'5" (3.41m x 2.89m)

Window to rear, single storage cupboard

Bedroom 3

11'10" x 8'11" (3.61m x 2.73m)

Window to rear

Bedroom 4

11'10" x 7'3" (3.61m x 2.23m)

Window to front, two single storage cupboards

Bathroom

Window to rear, wc, wash hand basin, panelled bath

OUTSIDE

Rear Garden

Mainly laid to lawn

Garage and Driveway

Single garage with up and over door, driveway providing space for two vehicles

Holding Deposit

£346.00

Lettings Agents Notes

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

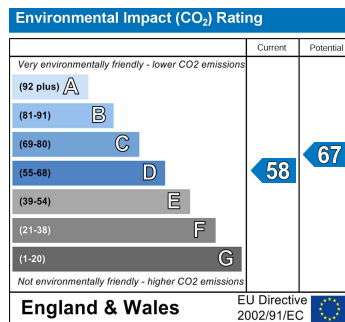
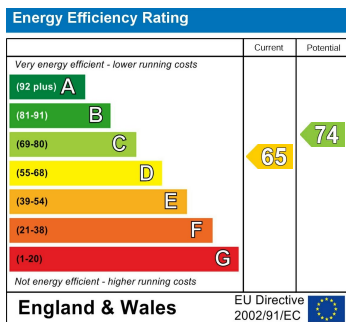


Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.