



Eden Road, Haverhill, CB9 8DX

**CHEFFINS**

## Eden Road

Haverhill,  
CB9 8DX

A very well presented two bedroom terraced property conveniently located close to the Town Centre. The property comprises sitting room, kitchen, ground floor bathroom, two bedrooms and rear garden. Available 5th July 2024.

- Two Bedrooms
- Close To Town Centre
- Rear Garden
- EPC Rating C
- Council Tax Band A
- Minimum 12 Month Tenancy



**£975 PCM**





## GROUND FLOOR

### Sitting Room

Window to front, feature fireplace, stairs to first floor, open to:

### Kitchen

Fitted with matching wall and base units with worktop over, built in oven with hob, integrated fridge and freezer, space for washing machine, sink with mixer tap, window to rear, door to garden, door to:

### Bathroom

Panelled bath with shower over and glass shower screen, wc and wash hand basin, window to rear

## FIRST FLOOR

### Bedroom 1

Window to rear, storage cupboard

### Bedroom 2

Window to front

## GARDEN

Paved patio area, grass area is due to be shingled, storage shed, enclosed by fences with gated access at the rear

## Parking

Resident Permit parking is available on the roads surrounding the property. The tenant will need to obtain their own parking permit for their vehicle from West Suffolk Council. The cost currently for one permit is £45 a year (running 1st April-31st March), and £60 a year (running 1st April-31st March) for a second permit

## Holding Deposit

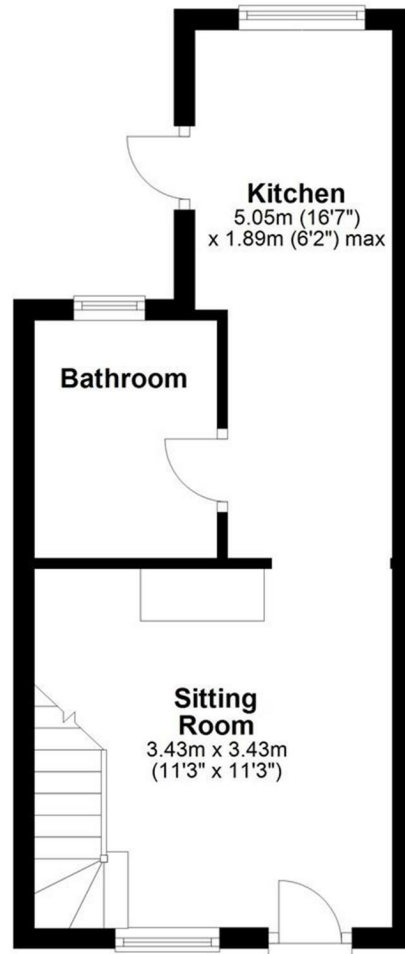
£225.00

## Material Information

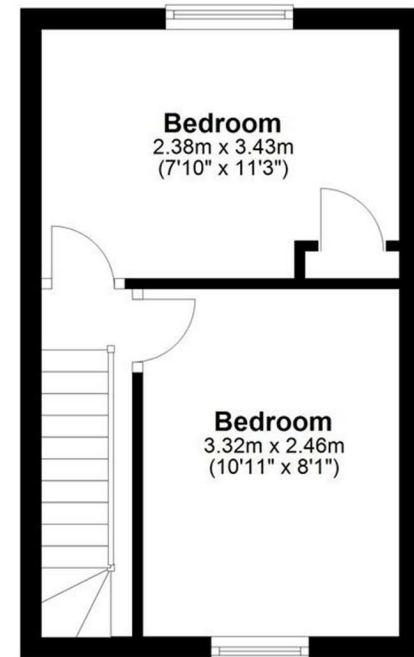
For more information on this property please refer to the Material Information brochure on our Website



## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.