



Ruffles Road, Haverhill, CB9 0JY

**CHEFFINS**



# Ruffles Road

Haverhill,  
CB9 0JY

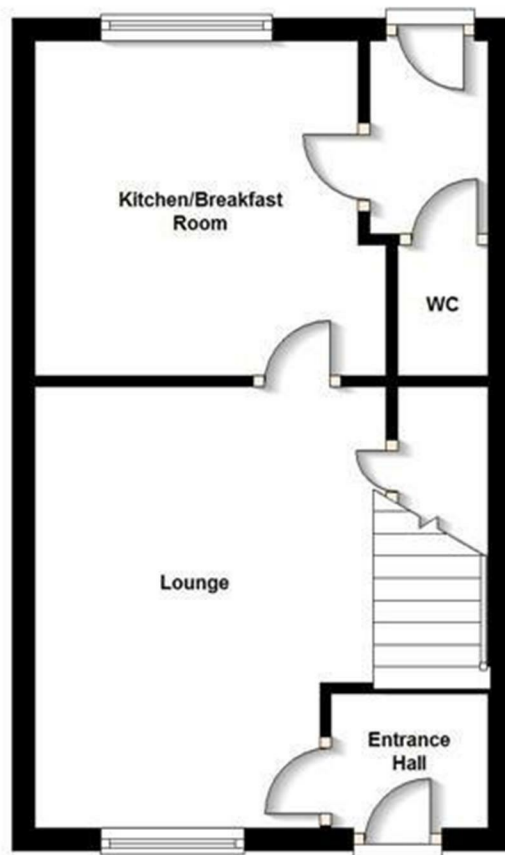
\*We are currently fully booked for viewings - Please call the office to be added to a cancellations list.\* A well presented two bedroom terraced house located on the popular Ruffles Road development. The property benefits from off road parking space, kitchen diner, and downstairs wc. Available 9th August 2024.

- Two Bedrooms
- Rear Garden
- Allocated Parking Space
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy

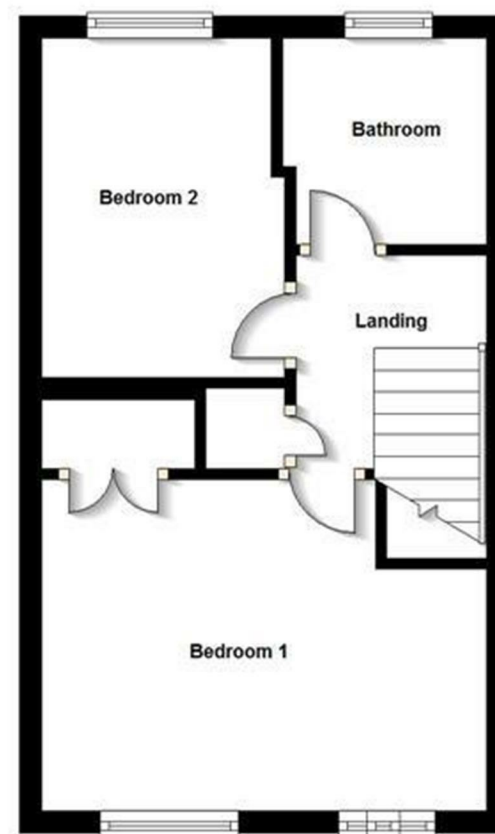
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**£975 PCM**

Ground Floor



First Floor



## GROUND FLOOR

### Entrance Hall

Stairs to first floor, door to:

### Lounge

Window to front, door to:

### Kitchen Diner

Window to rear, fitted with wall and base units with worktop over, electric oven, gas hob, door to:

### Rear Lobby

Door to wc, door to rear garden

## WC

WC, wash hand basin

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom 1

Window to front, built in double wardrobe

### Bedroom 2

Window to rear

### Bathroom

Window to rear, bath, wc, wash hand basin

## OUTSIDE

Rear garden mainly laid to lawn, allocated parking space at front of property

### Holding Deposit

£225.00

### Material Information

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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(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	

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.