



Mildenhall Place, Haverhill, CB9 0AY

**CHEFFINS**

## Mildenhall Place

Haverhill,  
CB9 0AY

A beautifully presented and updated three bedroom end terraced house located on the edge of the Chalkstone development. The property offers downstairs wc, conservatory, and rear garden. Available 30th August 2024.

- Three Bedrooms
- Fitted Integrated Kitchen
- Dining Room
- EPC Rating D
- Council Tax Band B
- Minimum 6 Month Tenancy



**£1,250 PCM**



**Entrance Hall**

Stairs to first floor, cupboard under stairs, door to Downstairs WC, door to Living Room

**Downstairs WC**

Window to front, wash hand basin, wc

**Living Room**

Bay window to front, open to:

**Dining Room**

Door to Kitchen, Double doors to Conservatory

**Kitchen**

Fitted with matching wall and base units with worktop over, inset sink with boiling water mixer tap over, integrated washing machine, integrated dishwasher, integrated fridge freezer, double electric oven and grill, induction hob, window to rear

**Conservatory**

Double doors to Rear Garden

**Landing**

Doors to all rooms

**Bedroom One**

Fitted wardrobes with mirrored sliding doors, window to front

**Bedroom Two**

Window to rear, built in double wardrobe

**Bedroom Three**

Single storage cupboard, window to rear

**Bathroom**

Fitted with three piece suite comprising panelled bath with mixer shower over and glass shower screen, wash hand basin, wc, window to front

**Rear Garden**

Patio area with path leading to lawn and deck area, timber shed, brick built shed, gated rear access

**Holding Deposit**

£288.00

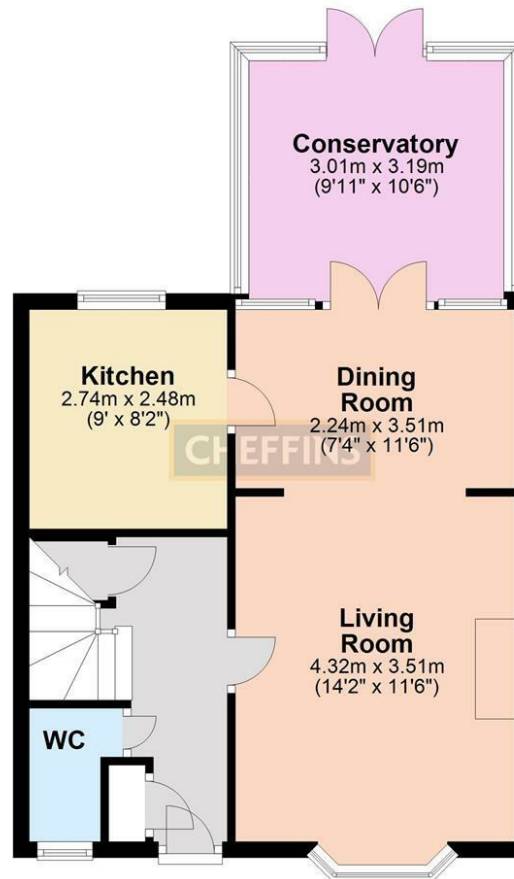
**Material Information**

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

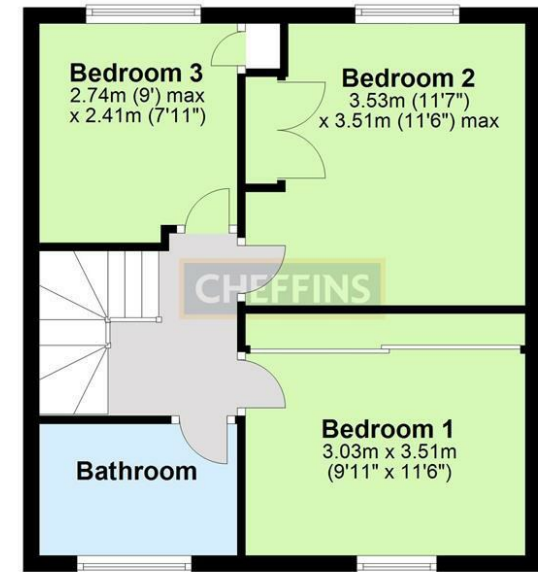


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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

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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.