



Hamlet Road, Haverhill, CB9 8EH

CHEFFINS

Hamlet Road

Haverhill,
CB9 8EH

A highly desirable luxury two bedroom apartment within the conversion of the former Manor House on Hamlet Road. The property retains many original features and is conveniently located to the town centre and benefits from gated allocated parking space. Available 30th August 2024.

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living Accomodation
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



£950 PCM



**Entrance Hall**

Entrance door, two cupboards, entry phone.

Living Room

Dual aspect bay windows, radiator, open plan to kitchen.

Kitchen

Fitted with a range of matching base and eye level units. Integrated fridge/freezer, oven and hob. Extractor fan over, sink with drainer, radiator. Window to side.

Bedroom One

Two windows to rear, radiator.

Bedroom Two

Window to rear, radiator.

Bathroom

Fitted with three piece suite, bath with shower over, sink and low level WC. Towel radiator

Outside

The property has the benefit of secure gated access leading to the parking area, one allocated parking space is available. There is a shared garden.

Agents Note

This property is owned by a member of Cheffins staff.

Holding Deposit

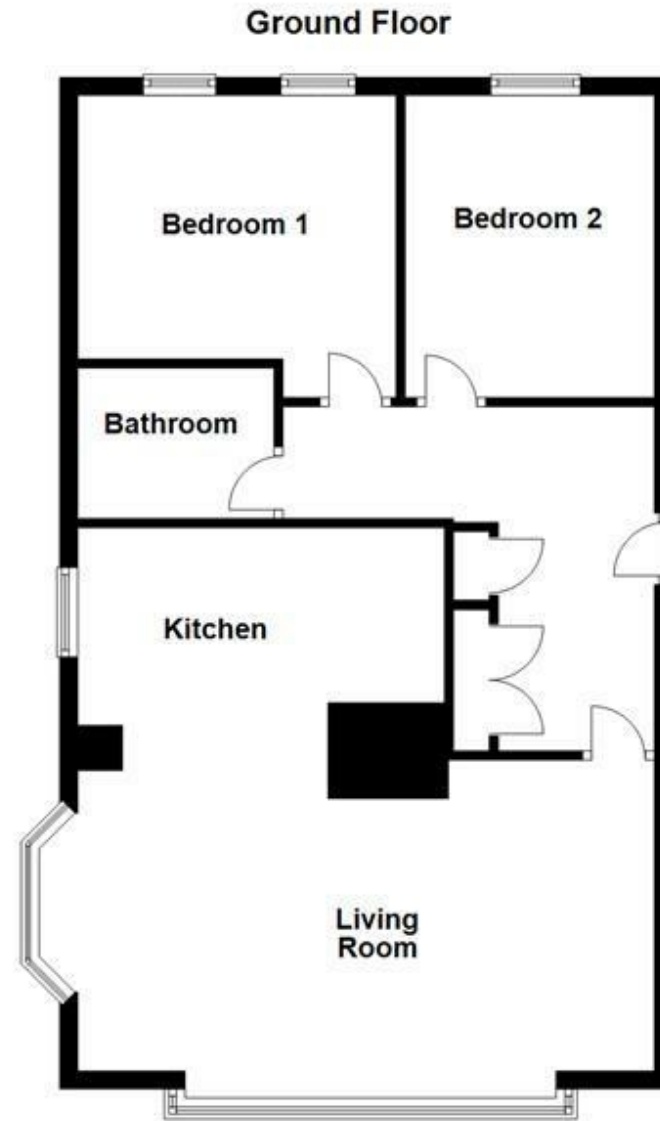
£219.00

Material Information

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.