



Broomfield Courtyard, Haverhill, CB9 8GY

**CHEFFINS**

## Broomfield Courtyard

Haverhill,  
CB9 8GY

\*We are currently fully booked for viewings - Please call the office to be added to a cancellations list.\* A beautifully presented and rarely available two bedroom maisonette in a private development close to the Town Centre. The property benefits from off road parking and gated entry. Available 9th September 2024.

- Two Bedrooms
- Close to Town Centre
- Off Road Parking
- Council Tax Band A
- EPC Rating C
- Minimum 12 Month Tenancy



**£935 PCM**





## Ground Floor

Stairs to first floor

## Landing

Window to side, storage cupboard, airing cupboard, doors to:

## Lounge

Window to front, open to:

## Kitchen

Window to rear, range of wall and base units, electric cooker and hob, space for fridge freezer, plumbing for washing machine

## Bedroom 1

Window to rear, storage cupboard

## Bedroom 2

Window to front

## Bathroom

Window to front, wash hand basin, wc, panelled bath with shower over

## Allocated Parking

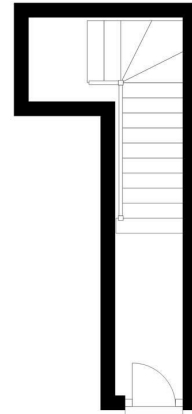
One allocated parking space in courtyard

## Lettings Agents Notes

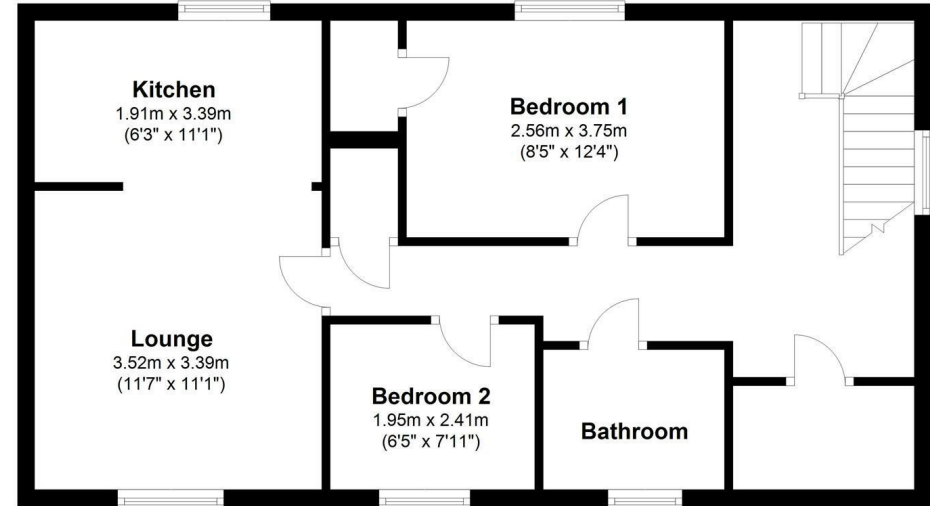
For more information on this property please refer to the Material Information brochure on our Website



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£935 PCM  
 Council Tax Band - A  
 Local Authority - West Suffolk



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.