



Ruskin Close, Haverhill, CB9 7GJ

**CHEFFINS**

## Ruskin Close

Haverhill,  
CB9 7GJ

A well presented three bedroom detached house which will be redecorated throughout prior to a tenancy starting. The property benefits from downstairs wc, en suite shower room, and garage. Available 19th August 2024.

- Three Bedrooms
- Conservatory
- Rear Garden
- EPC Rating D
- Council Tax Band C
- Minimum 6 Month Tenancy

3 2 1

**£1,350 PCM**





## GROUND FLOOR

### Entrance Hall

Window to front, radiator, stairs, door to:

### WC

Window to side, fitted with two piece suite comprising wash hand basin and low-level wc, radiator.

### Sitting Room

Radiator, sliding patio door to:

### Conservatory

Half brick and PVCu construction with ceiling fan and light connected, french double doors to garden.

### Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, electric oven, four ring gas hob with extractor hood over, window to rear, door to side.

## FIRST FLOOR

### Landing

Door to Airing cupboard, door to:

### Bedroom One

Window to front, radiator, door to:

### En Suite Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, obscure window, radiator.

### Bedroom Two

Window to front, radiator.

### Bedroom Three

Window to rear, radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, obscure window, radiator.

### Garage and Driveway

The property has the benefit of a single garage with up and over door, and driveway providing off road parking.

### Outside

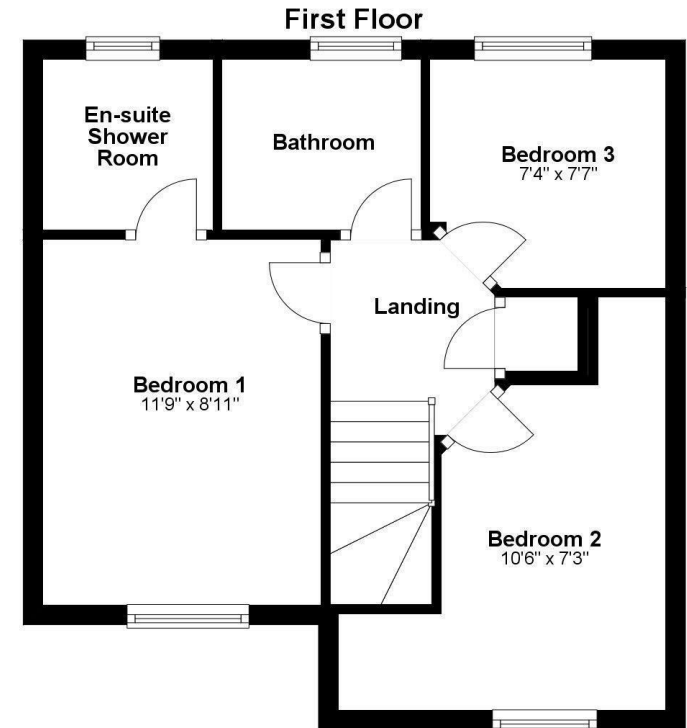
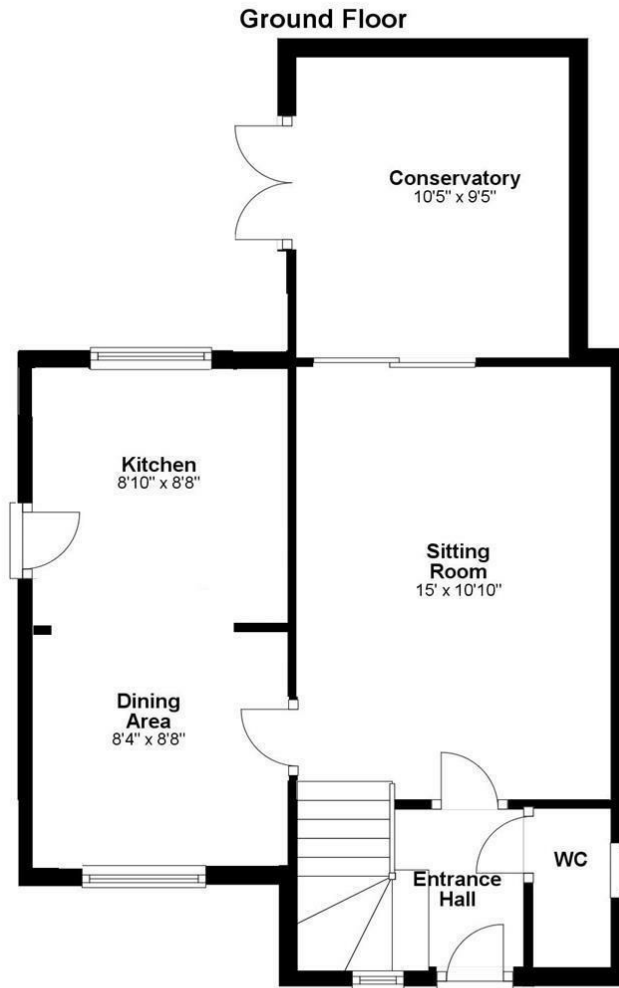
On leaving the Conservatory there is a paved patio providing an area for seating and entertaining. The remainder of the garden is laid to lawn and enclosed by timber fencing with side access gate leading to the driveway.

### Holding Deposit

£311.00

### 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

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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.