



The Glebe, Haverhill, CB9 0DL

**CHEFFINS**

## The Glebe

Haverhill,  
CB9 0DL

\*We are currently fully booked for viewings - Please call the office to be added to a cancellations list.\* A spacious and well presented three bedroom terraced house. The property benefits from conservatory, ground floor shower room and wc, rear garden and driveway. Available 27th September 2024.

- Three Bedrooms
- Shower Room
- Kitchen
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy

3 2 2

**£1,150 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, under stairs cupboard, doors to:

### Lounge Diner

Window to front, serving hatch to kitchen, sliding doors to:

### Conservatory

Door to garden

### Kitchen

Wall and base units with worktop over and tiled splashbacks, window to rear

### Shower Room

Window to side, shower, wash hand basin and wc

## FIRST FLOOR

### Landing

Cupboard housing boiler, doors to:

### Bedroom 1

Window to front, built in double sliding door wardrobe

### Bedroom 2

Window to rear

### Bedroom 3

Window to front

### Bathroom

Two windows to rear, panelled bath, wash hand basin, wc

## OUTSIDE

The front of the property offers a paved driveway with mature shrub borders. The rear garden is mainly laid to lawn with shrub borders and enclosed by timber fences with gated access.

### Holding Deposit

£265.00

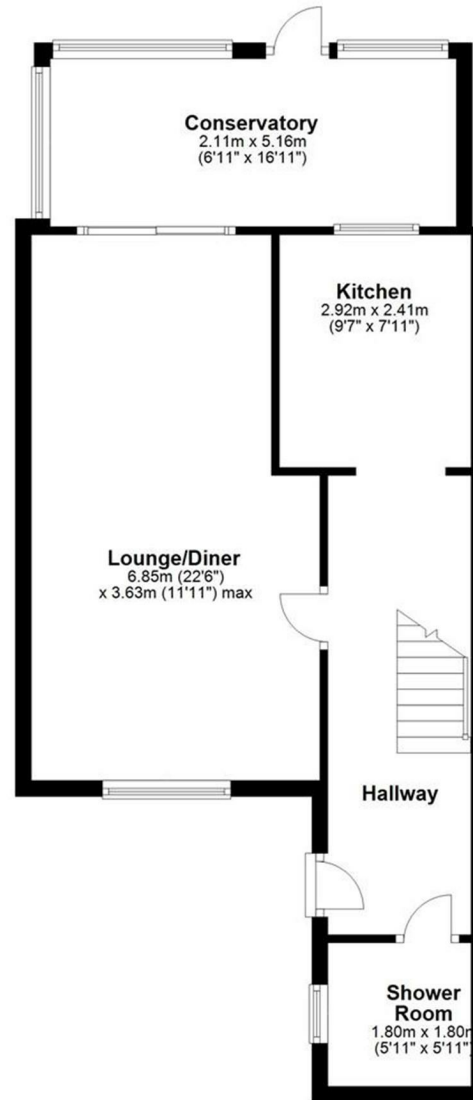
### Material Information

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

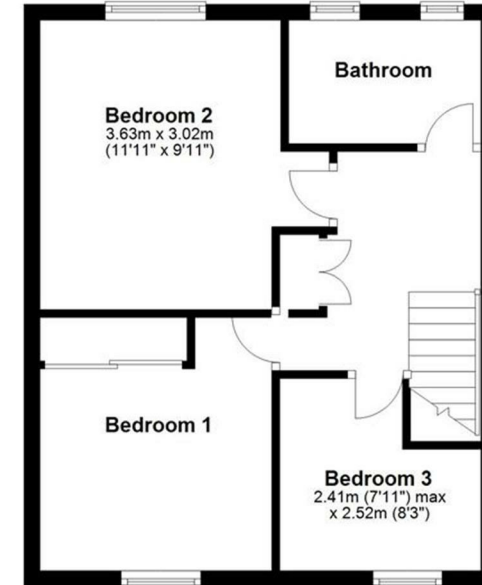




### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

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.