



Fleming Way, Haverhill, CB9 7SQ

**CHEFFINS**



## Fleming Way

Withersfield, Haverhill,  
CB9 7SQ

\*We are currently fully booked for viewings - Please call the office to be added to a cancellations list.\* A modern and well presented 2 bedroom property located on Fleming Way. The property benefits from an open plan kitchen/living room, allocated parking and modern look throughout. Available 9th May 2025.

- 2 Bedrooms
- Allocated Parking
- Open Plan Kitchen/Living Room
- EPC Rating B
- Council Tax Band B
- Minimum Tenancy Term 12 Months

2 2 1

**£1,075 PCM**





## GROUND FLOOR

### Entrance Hall

Double door storage cupboard, doors to:

### WC

Window to front, WC and handbasin.

### Kitchen/Living Room

Stairs, double door to rear garden. Stainless steel mixer tap unit, electric oven with gas hob & extractor over top.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom 1

Window to rear, door to:

### En-Suite

Shower cubicle with electric shower unit, hand basin with hot and cold taps, WC.

### Bathroom

Bath with hot and cold mixer tap, shower over top. Hand basin with hot and cold taps, mirror cabinet over top. WC.

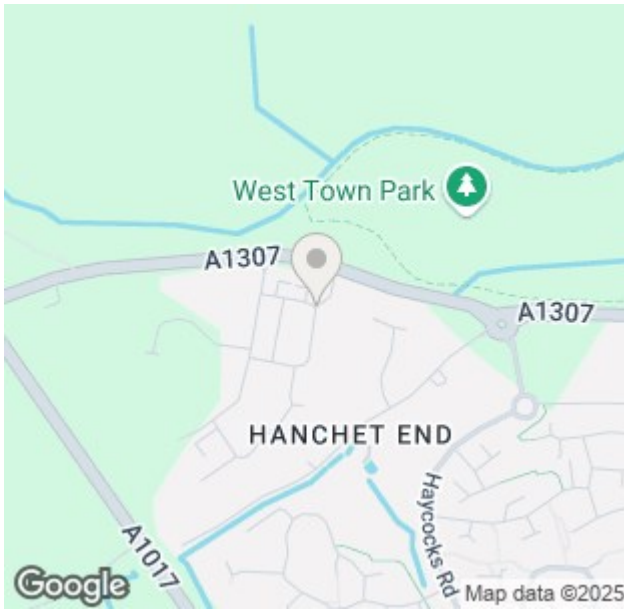
## Bedroom 2

### OUTSIDE

Patio area leading to artificial turf. Side access gate.

### Lettings Agents Notes

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>		
(81-91) <b>B</b>	91	93
(69-80) <b>C</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		
England & Wales	EU Directive 2002/91/EC	

£1,075 PCM

Council Tax Band – B

Local Authority – West Suffolk Council

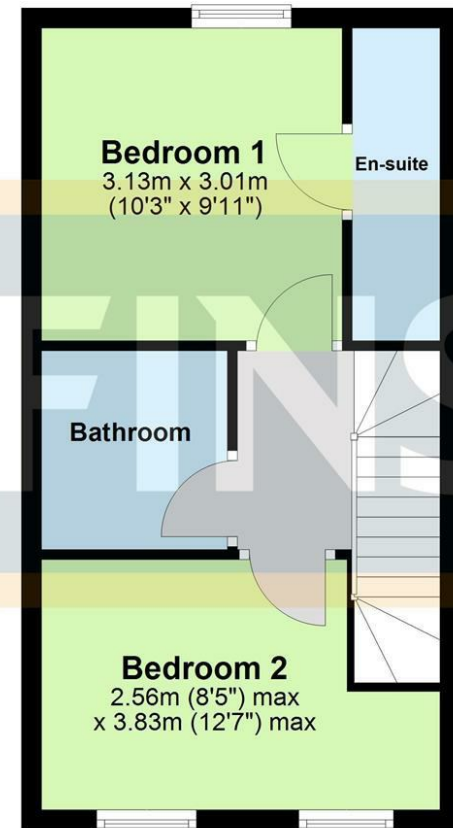
## Ground Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 62.7 sq. metres (674.8 sq. feet)

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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.

