



Old Rope Walk, Haverhill, CB9 9DF

**CHEFFINS**



## Old Rope Walk

Haverhill,  
CB9 9DF

A beautifully presented two bedroom terraced house close to local amenities. The property benefits from rear garden and off road parking space. Available 6th June 2025.

- Two Bedrooms
- Kitchen
- Lounge Diner
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



**£1,100 PCM**





## GROUND FLOOR

### Entrance Hall

Doors to:

### Kitchen

Fitted wall and base units with worktop over, sink with mixer tap and drainer, gas cooker, space for appliances, window to front

### Lounge Diner

Door to garden, window to rear, stairs to first floor

## FIRST FLOOR

### Bedroom 1

Window to rear

### Bedroom 2

Window to front

### Bathroom

Fitted with P shaped bath with mixer tap and shower over, sink with vanity unit, wc, window to front

## OUTSIDE

### Garden

Garden enclosed by fences with gated access, patio area leading to lawn

## Parking

Allocated space in residents parking area to rear of property

## Holding Deposit


£253.00

## Material Information

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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Agents note:

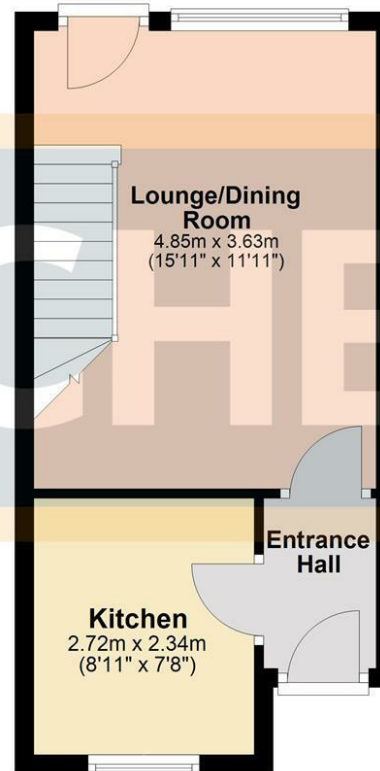
For more information on this property please refer to the Material Information Brochure on our website.

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.

#### Ground Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



#### First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 55.3 sq. metres (594.7 sq. feet)



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