



Coxs Close, Haverhill, CB9 9PP

**CHEFFINS**



## Coxs Close

Haverhill,  
CB9 9PP

A recently refurbished 3 bedroom property located on the Cambridge side of town. The property benefits from an enclosed rear garden, garage and ideal location. Available 4th July 2025.

- Cox's Close
- 3 Bedrooms
- Garage
- EPC Rating D
- Council Tax Band C
- Minimum Tenancy Term 12 Months



**£1,300 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs, doors to:

### Kitchen

Window to front, stainless steel mixer tap sink. Oven with electric hob over top and extractor. Matching floor and wall units.

### Living Room

Window to rear, under-stairs cupboard, double door to rear garden.

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom 3

Window to rear.

### Bedroom 1

Window to rear.

### Bedroom 2

Window to front.

### Bathroom

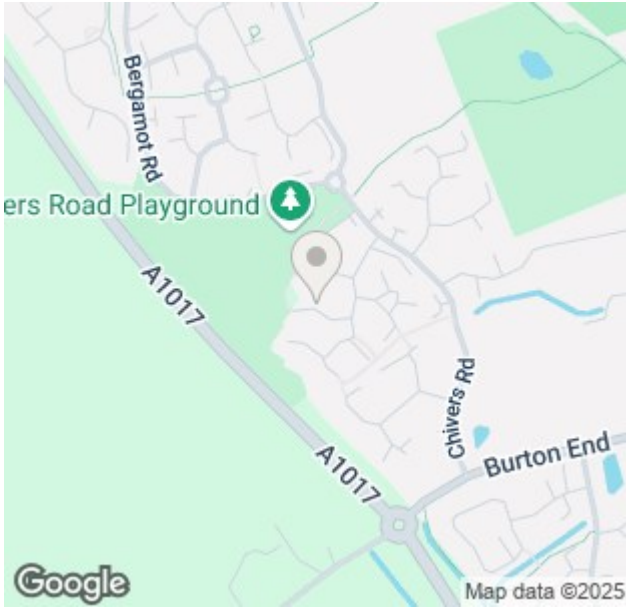
Window to front, toilet, handbasin with hot and cold taps. Bath with mixer tap and shower attachment.

## OUTSIDE

Rear doors in living room lead out immediately to patio area in back garden. Further up the garden leads to a grass area, all enclosed by fencing. Side door access to garage at the left of the property.

### Lettings Agents Notes

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



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| (92-101) <b>A</b>                           | 89                      |
| (81-91) <b>B</b>                            |                         |
| (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 |

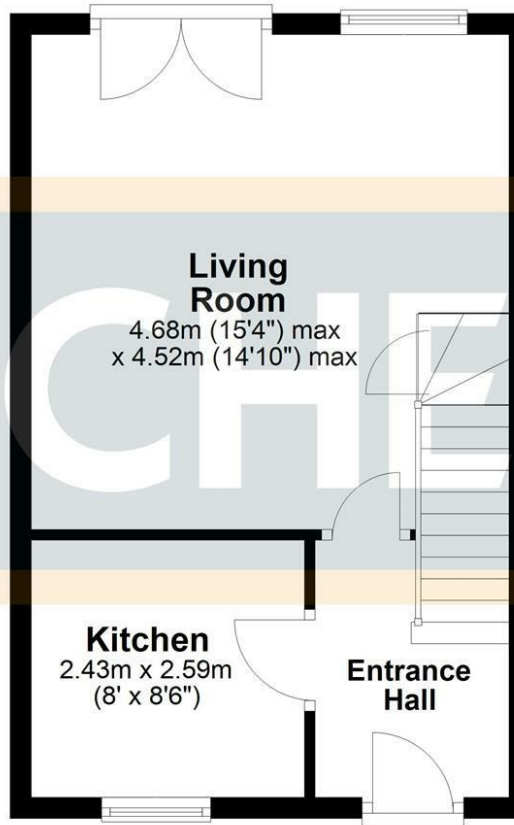
£1,300 PCM

Council Tax Band - C

Local Authority - West Suffolk

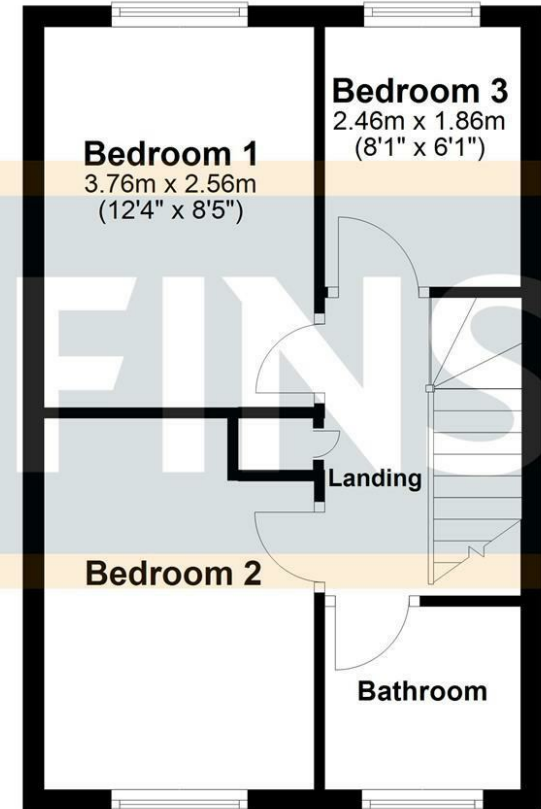
## Ground Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 60.5 sq. metres (650.7 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.

