



Cramswell Close, Haverhill, CB9 9QL

**CHEFFINS**



## Cramswell Close

Haverhill,  
CB9 9QL

A beautifully presented and renovated two bedroom terraced house. The property benefits from off road parking spaces, refitted kitchen and rear garden. Available 17th October 2025.

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

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**£1,150 PCM**





## Entrance Hall

Opening to kitchen, door to sitting room

## Kitchen

Window to front, refitted kitchen with matching wall and base units with worktop over, integrated electric cooker with extractor hood over, space for appliances

## Lounge Diner

Stairs to first floor, doors to garden

## Landing

Airing cupboard

## Bedroom 1

Window to rear, double wardrobe

## Bedroom 2

Window to front, single cupboard

## Bathroom

Window to front, panelled bath with shower over, wc, wash hand basin

## Rear Garden

Timber steps leading to artificial lawn with storage shed and gated rear access

## Parking

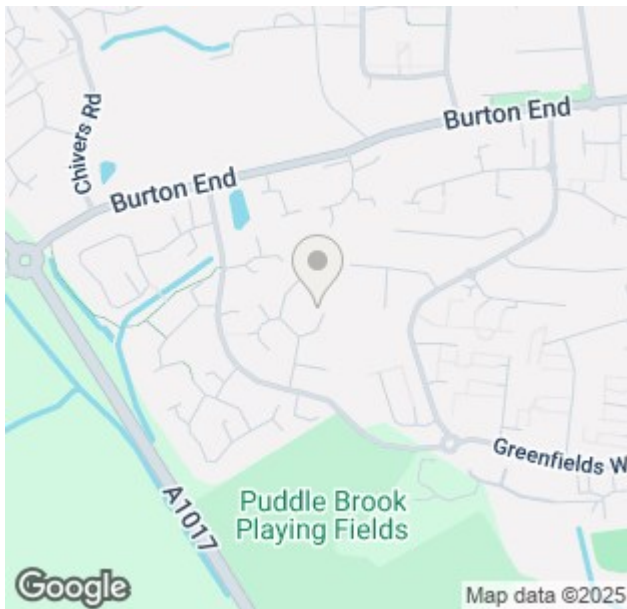
Two allocated parking spaces in communal parking area

## Holding Deposit

£265

## Material Information

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

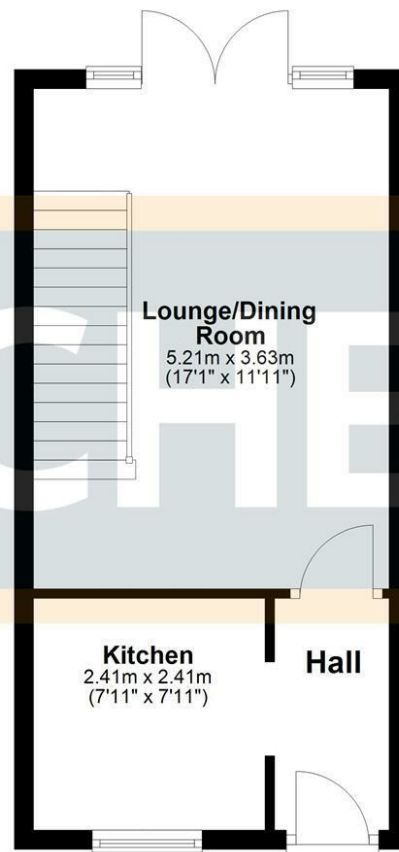


#### Energy Efficiency Rating

|                                             | 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>70</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<br>2002/91/EC |           |

#### Ground Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



#### First Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 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.



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