



Gannet Close, Haverhill, CB9 0JL

CHEFFINS

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Haverhill,
CB9 0JL

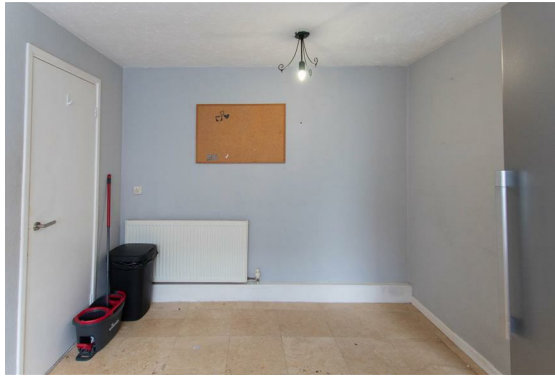
We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A well presented three bedroom mid terraced house close to schools and amenities. The property benefits from downstairs wc, kitchen diner, and rear garden. Available 14th November 2025.

- Three Bedrooms
- Sitting Room
- Bathroom
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



£1,200 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, cupboard, open to:

Kitchen Dining Room

Window to front, fitted wall and base units with worktop over, electric oven with hob and extractor over, space for appliances

Sitting Room

Sliding doors to garden

WC

Window to rear, wc, wash hand basin

FIRST FLOOR

Landing

Storage cupboard, doors to:

Bedroom One

Window to front, storage cupboard

Bedroom Two

Window to rear, storage cupboard

Bedroom Three

Window to front, storage cupboard

Bathroom

Window to rear, wc, wash hand basin, bath with shower over

Garden

Mainly laid to lawn with concrete patio area

Holding Deposit

£276

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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Agents note:

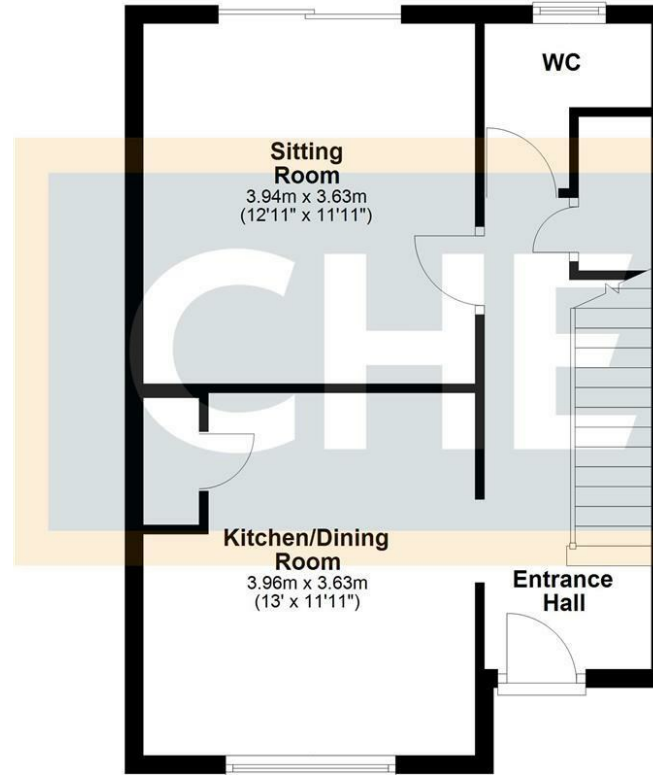
For more information on this property please refer to the Material Information Brochure on our website.

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.

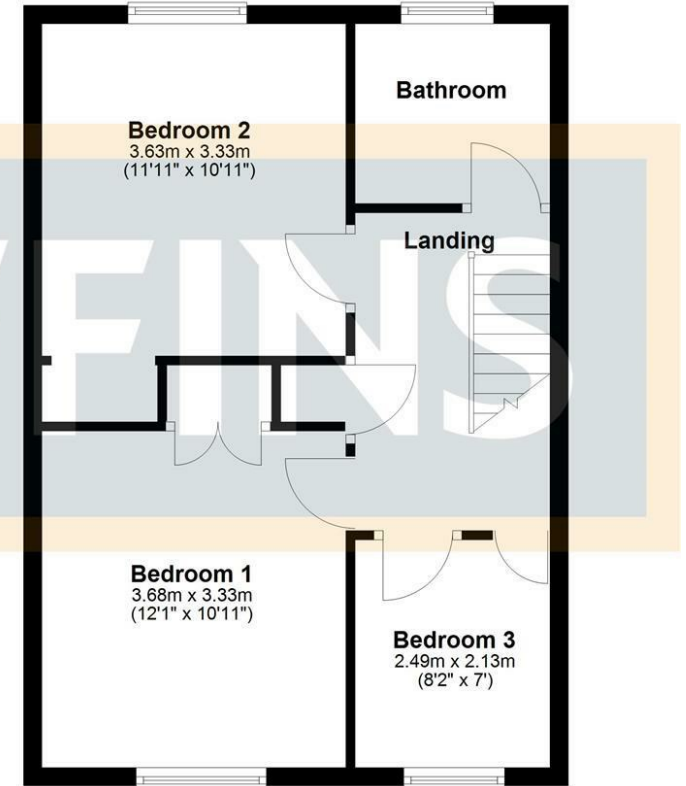
Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 87.9 sq. metres (945.9 sq. feet)

