

74 Ruffles Road - Offers In Excess Of £220,000

Haverhill Suffolk CB9 0JX



"Consistently providing outstanding service to our clients"

Offers In Excess Of £220,000

The Property

Nestled on the charming Ruffles Road in Haverhill, this delightful mid-terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you will find a welcoming atmosphere that sets the tone for the rest of the house. The downstairs cloakroom adds a practical touch, ensuring that guests and residents alike can enjoy added convenience. The living spaces are designed to maximise comfort, providing a warm and inviting environment for relaxation and entertaining.

One of the standout features of this property is the rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you envision a tranquil space for gardening, a play area for children, or a lovely spot for summer barbecues, this garden is a versatile extension of your living space.

Located in Haverhill, this home benefits from a community spirit and access to local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate a vibrant neighbourhood.

In summary, this two-bedroom mid-terraced house on Ruffles Road is a wonderful opportunity for anyone looking to settle in a friendly area with a lovely garden and practical features. Do not miss the chance to make this charming property your new home.

Features

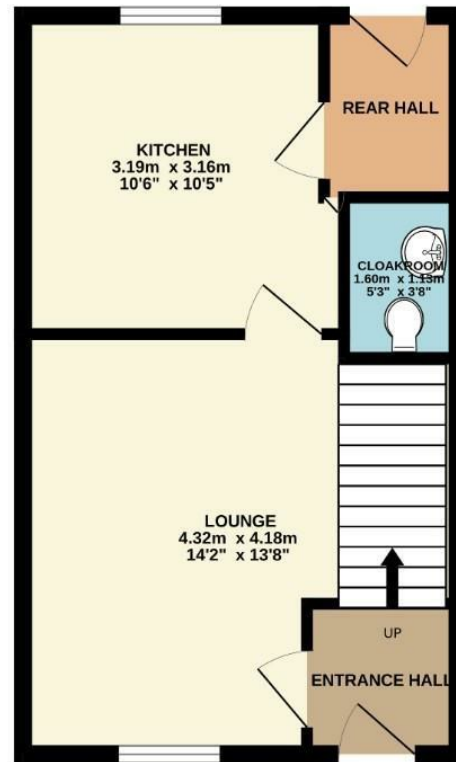
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINER
- CLOAKROOM
- FAMILY BATHROOM
- MID TERRACED HOUSE
- COUNCIL TAX BAND "B"
- NO CHAIN
- CLOSE TO SCHOOL
- EPC RATING "C"



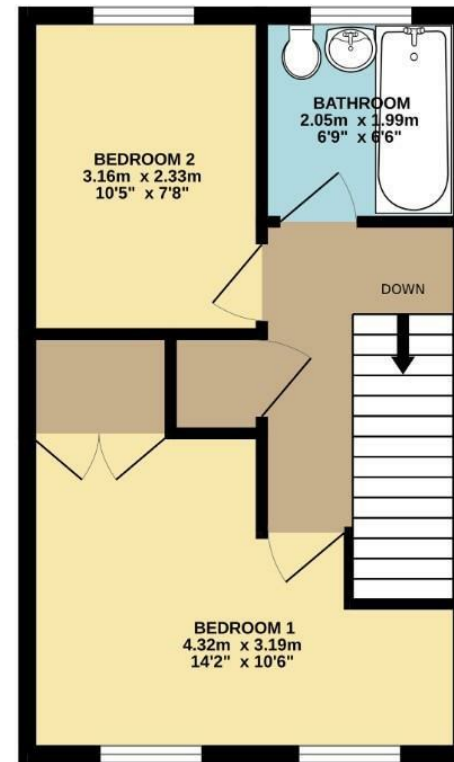


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
31.7 sq.m. (341 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 63.4 sq.m. (683 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	90
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			