



## Haverhill Road, Little Wratting, CB9 7UD

Rent - £2,000 PCM

Deposit - £2,307

Available immediately to the right tenant a 5 bedroom detached house in grounds of approx 6 acres including paddocks, stables, garage blocks and gardens.

Set back from the main road between Haverhill and Bury St Edmunds this character home offers idyllic accommodation for anyone needing to have easy access to Cambridge, Bury, Haverhill or even in to London.

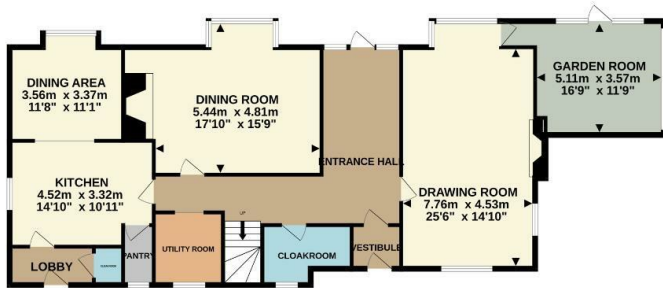
Please note, our landlord is looking for a tenant who will keep the grounds, hence the lower monthly rent. The site is also undergoing planning, in approx a year the land will be undergoing redevelopment. The tenancy can roll on during that period if required.

- UNIQUE 5 BEDROOM DETACHED HOME
- OUTBUILDINGS AND GARAGING
- 3 LARGE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- AVAILABLE IMMEDIATELY
- 6 ACRES OF LAND INCLUDING PADDOCKS
- STABLE BLOCK
- NUMEROUS BATHROOMS
- UTILITY ROOM
- CONTACT US TO BOOK YOUR VIEWING



Council Tax Band: G - EPC Rating: E 39

GROUND FLOOR  
136.8 sq.m. (1473 sq.ft.) approx.



1ST FLOOR  
127.6 sq.m. (1374 sq.ft.) approx.



TOTAL FLOOR AREA: 264.5 sq.m. (2847 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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