



Elmhurst Close, Haverhill, CB9 8EQ

**CHEFFINS**

## Elmhurst Close

Haverhill,  
CB9 8EQ

A well presented three bedroom terraced house located in a small cul-de-sac close to the town centre and amenities. The property benefits from rear garden and driveway providing off road parking. Available 30th April 2026.

- Three Bedrooms
- Refitted Bathroom
- Kitchen Diner
- Sitting Room
- EPC Rating C
- Council Tax Band C



£1,300 PCM





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, doors to:

### Sitting Room

Window to front

### Kitchen / Dining Room

Fitted wall and base units with worktop over, sink with drainer and mixer tap, electric oven, hob, and extractor. Space and plumbing for appliances. Doors to garden.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom One

Window to rear, storage cupboard

### Bedroom Two

Window to front

### Bedroom Three

Window to front

### Bathroom

Refitted with panelled bath and thermostatic shower over, wc, and wash hand basin, window to rear

## OUTSIDE

Rear garden mainly laid to lawn with patio area. Shingle driveway to front providing off road parking

### Holding Deposit

£300.00

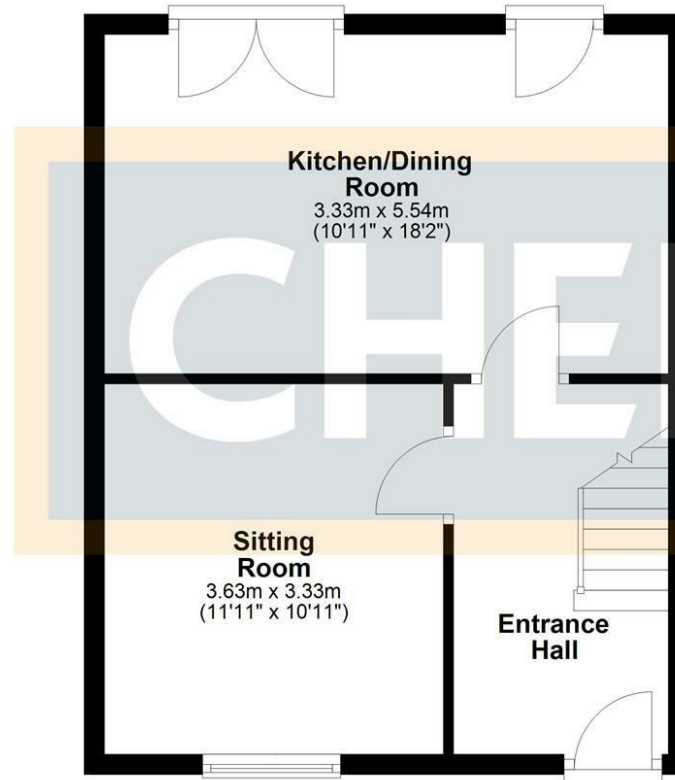
### Material Information

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



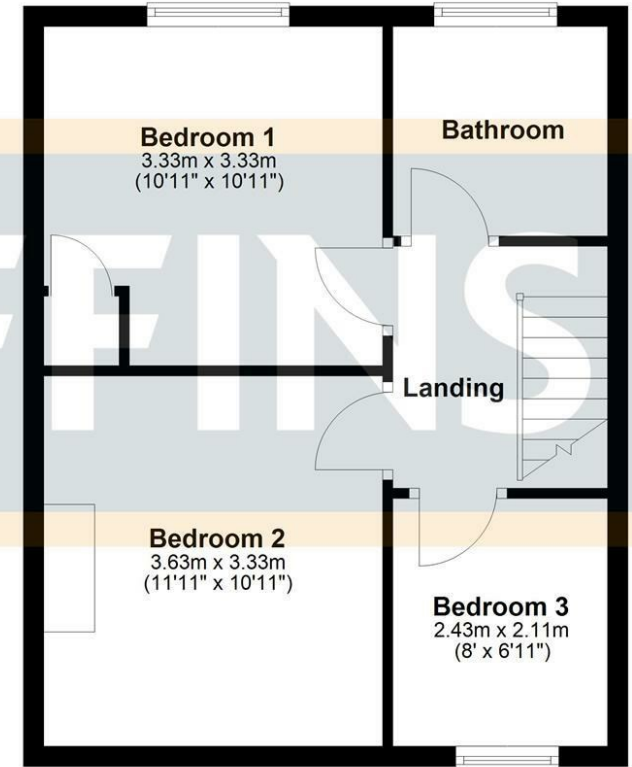
### Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



### First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 78.1 sq. metres (841.1 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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 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.