



Crowland Road, Haverhill, CB9 9LF

**CHEFFINS**

## Crowland Road

Haverhill,  
CB9 9LF

A well presented three bedroom property conveniently located within walking distance to the town centre and its amenities. The property offers spacious living accommodation including an open plan kitchen / dining area, and a rear garden. Available 10th July 2026.

- Three Bedrooms
- Large Garden
- Close to Town Centre
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy

3 1 1

£1,150 PCM





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, door to:

### Sitting Room

Window to front, radiator, door to Storage cupboard, door to:

### Kitchen Diner

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, dual aspect windows, radiator, storage cupboard.

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, obscure window to rear, radiator.

## FIRST FLOOR

### Bedroom 1

Window to front, radiator, door to wardrobe.

### Bedroom 2

Window to rear, radiator.

### Bedroom 3

Window to rear, radiator.

## OUTSIDE

Rear garden mainly laid to lawn. The landlord has planning permission granted for an adjoining property to be built to the left hand side of this house and this work will be done during the first 12 months of a tenancy.

## Holding Deposit

£288.00

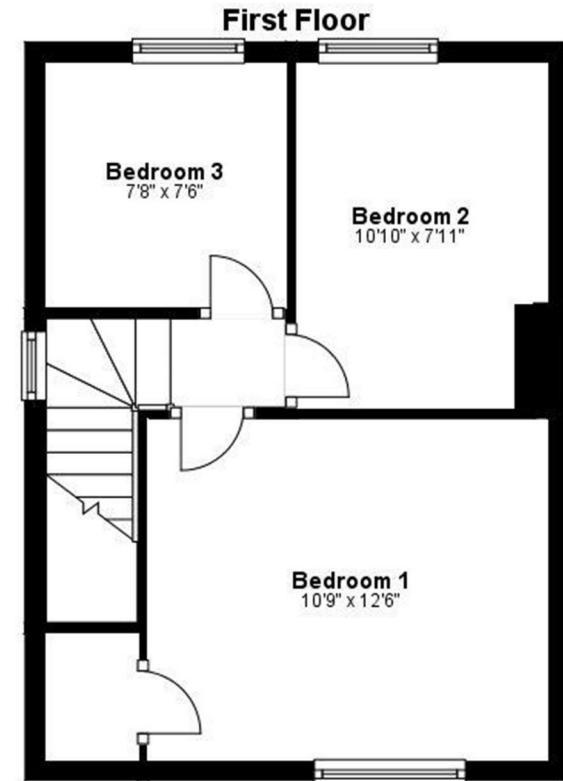
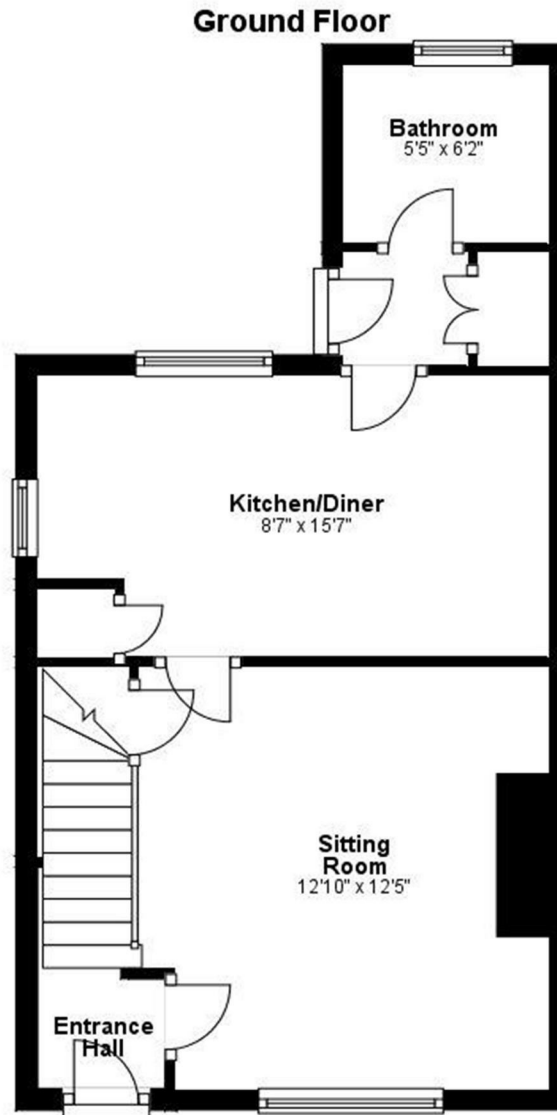
## Material Information

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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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:

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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.

