



Hempstead Road, Haverhill, CB9 7RE

**CHEFFINS**

## Hempstead Road

Haverhill,  
CB9 7RE

A two bedroom terraced house conveniently located on the Cambridge side of town. The property is currently being fully renovated to include new kitchen, new bathroom and new flooring throughout. The property benefits from rear garden, driveway, and garage. Available 4th May 2026.

- Two Bedrooms
- New Fitted Kitchen
- New Bathroom
- Sitting Room
- EPC Rating C
- Council Tax Band B

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£1,150 Per Month





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, doors to:

### Kitchen

Newly fitted kitchen with wall and base units and worktop over, integrated cooker, sink with mixer tap and drainer, space for appliances, window to front

### Sitting Room

Window to rear, door to garden

## FIRST FLOOR

### Landing

Doors to:

### Bedroom One

Window to rear

### Bedroom Two

Window to rear

### Bathroom

Newly fitted bathroom with panelled bath with shower over, wc, wash hand basin, window to front

## OUTSIDE

Rear garden mainly laid to lawn with

mature shrub borders, detached single garage and driveway to side of property

### Holding Deposit

£265.00

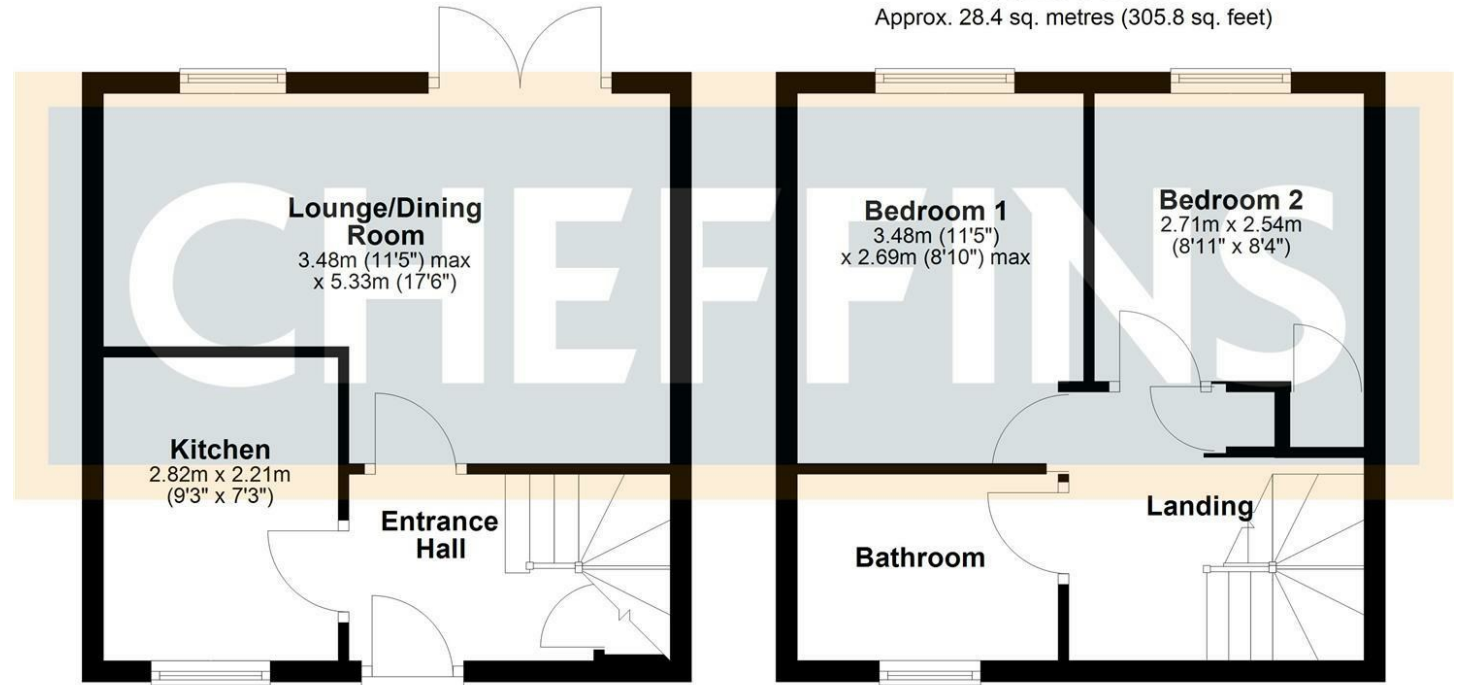
### Material Information

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



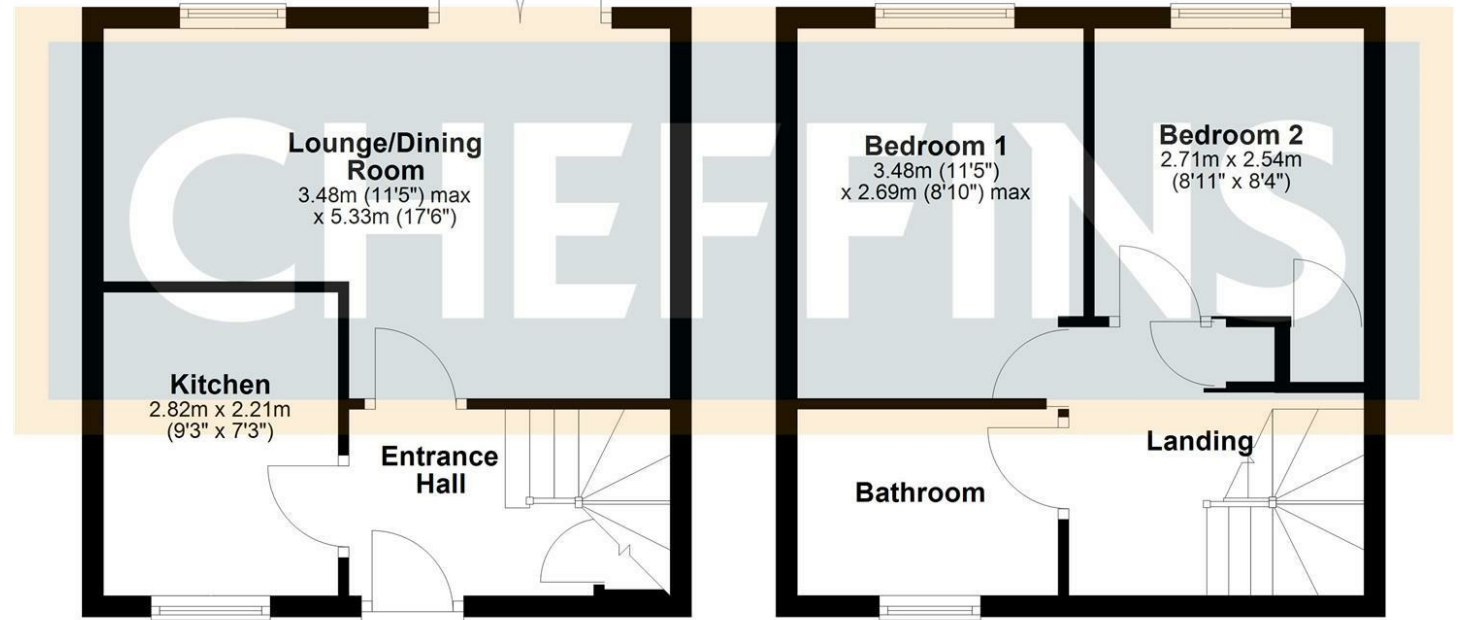
## Ground Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 56.8 sq. metres (610.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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.