



Cramswell Close, Haverhill, CB9 9QL

CHEFFINS

Cramswell Close

Haverhill,
CB9 9QL

A beautifully presented two bedroom terraced house on the Cambridge Side of Town. The property benefits from downstairs wc, off road parking, rear garden and fitted kitchen. Available 13th July 2026.

- Two Bedrooms
- Allocated Parking
- Rear Garden
- Downstairs WC
- EPC Rating C
- Council Tax Band B



£1,150 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to:

Sitting Room

Window to front, window to rear, doors to garden

Kitchen

Fitted wall and base units with work top over, integrated cooker and hob, integrated fridge freezer, integrated microwave, space and plumbing for appliances, window

Downstairs WC

WC, wash hand basin

FIRST FLOOR

Landing

Storage cupboard, doors to:

Bedroom One

Two windows, built in wardrobe

Bedroom Two

Window, built in wardrobe

Bathroom

Bath with shower over, wc, wash hand basin, window

OUTSIDE

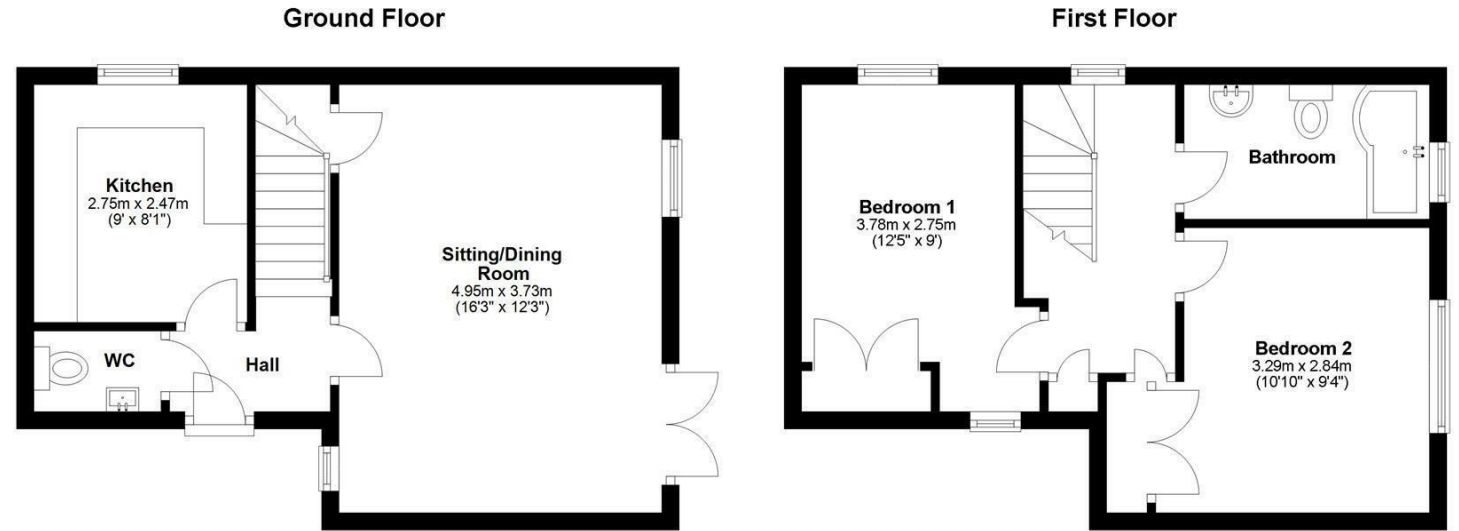
Rear garden with artificial lawn and decking, enclosed by fences with gated access, allocated parking space

Holding Deposit

£265

Material Information

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



Approx. gross internal floor area 64 sqm (675 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

