



Ruffles Road, Haverhill, CB9 0JY



Ruffles Road

Haverhill,
CB9 0JY

A beautifully presented and updated three/four bedroom townhouse located close to schools and amenities. The property offers versatile accommodation and benefits from a converted garage providing additional room on the ground floor, modern refitted kitchen and bathroom, and driveway for two vehicles. Available 1st July 2026.

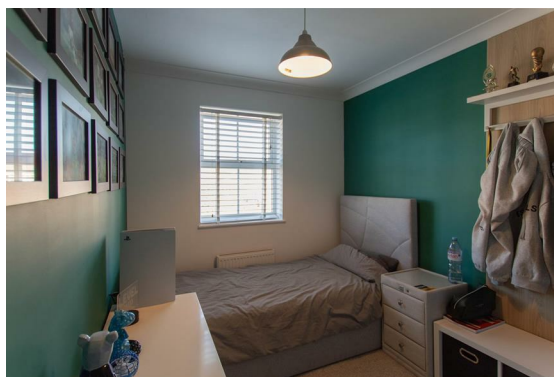
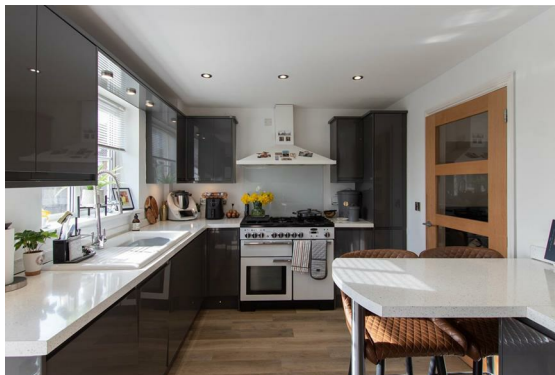
LOCATION

- Three/Four Bedrooms
- Downstairs WC
- Rear Garden
- Spacious Sitting Room
- EPC Rating D
- Council Tax Band C

3 2 3

£1,500 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, doors to:

Kitchen Breakfast Room

Fitted with wall and base units with integrated appliances. Worktop over and incorporating breakfast bar and ceramic sink with mixer tap, range style cooker, window and door to rear garden.

Reception Room

Semi converted and insulated garage conversion with power and light connected

Downstairs WC

Wash hand basin and wc

FIRST FLOOR

Sitting Room

Two windows to front, stairs to second floor

Dining Room / Bedroom Four

Two windows to rear

Study

SECOND FLOOR

Landing

Storage cupboard, doors to:

Bedroom One

Two double built in wardrobes, window to rear, door to:

En Suite Shower Room

Fitted with wash hand basin, wc, shower cubicle

Bedroom Two

Window to front

Bedroom Three

Window to front

Bathroom

Bath with mixer tap over, wc, wash hand basin in vanity unit

OUTSIDE

Garden

Enclosed rear garden featuring decking area with steps leading to paved patio, storage shed and gated rear access

Parking

Paved driveway to front provide off road parking for two vehicles

Holding Deposit

£346.00

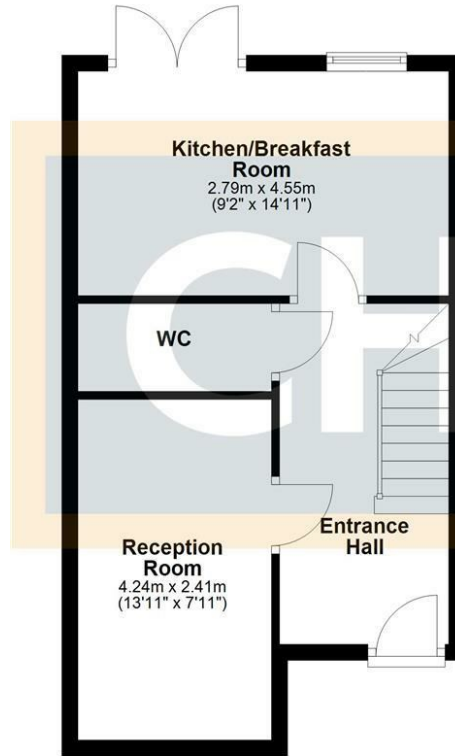
Material Information

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



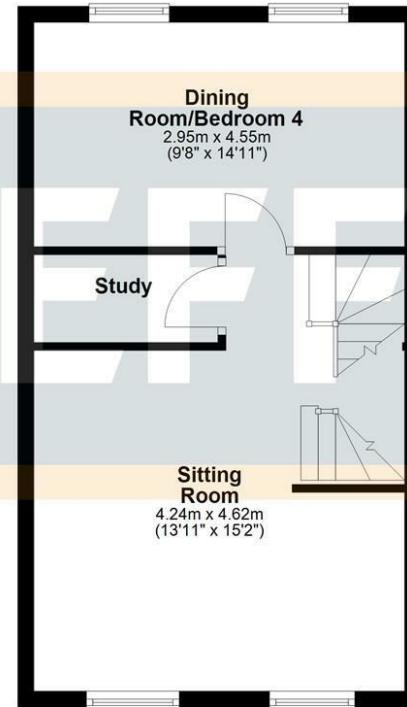
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



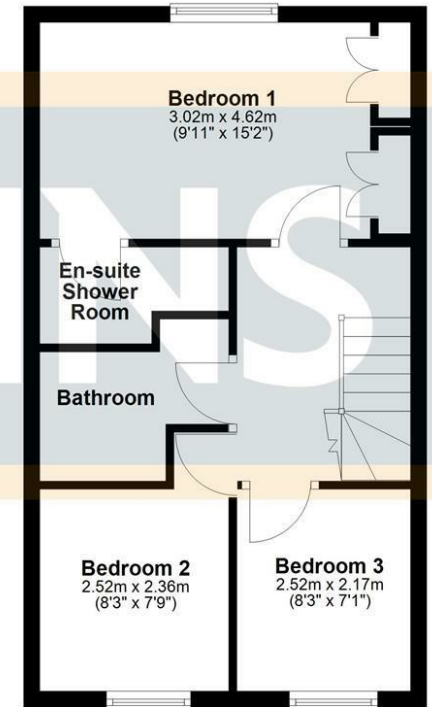
First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Second Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 114.9 sq. metres (1237.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(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.

