



Hamlet Road, Haverhill, CB9 8EP

**CHEFFINS**



## Hamlet Road

Haverhill,  
CB9 8EP

A nicely presented two bedroom terraced house located close to the town centre and amenities. The property benefits from rear garden and allocated parking space. Available 27th February 2026.

- Two Bedrooms
- Low maintenance rear garden
- Living Room/Dining Room
- Kitchen
- EPC Rating D
- Council tax Band B



**£1,050 PCM**





## GROUND FLOOR

### ENTRANCE HALL

Stairs, doors to:

### KITCHEN

Base and eye level units with worktop over, plumbing for washing machine, cooker, space for fridge/freezer, stainless steel sink, window to front.

### LIVING/DINING ROOM

Window to rear, French doors to rear garden

## FIRST FLOOR

### BEDROOM ONE

Window to front, storage cupboard

### BEDROOM TWO

Window to rear, storage cupboard

### BATHROOM

Three piece suite comprising wash hand basin, wc and walk in shower, obscure window, extractor fan.

## OUTSIDE

Low maintenance paved patio rear garden enclosed by timber fencing. One allocated parking space to front.

## HOLDING DEPOSIT

£242.00

## Material Information

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

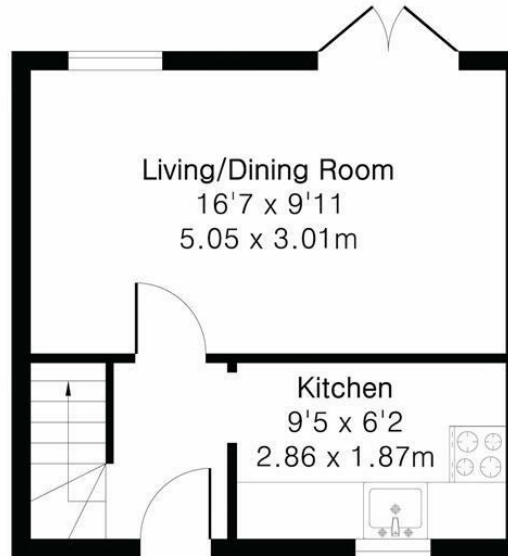




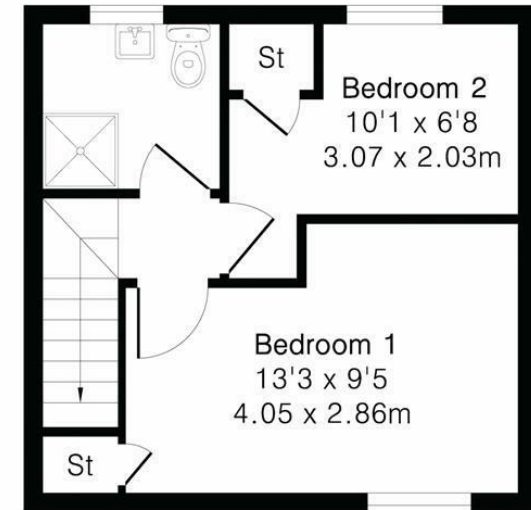
## Approximate Gross Internal Area 542 sq ft - 50 sq m

Ground Floor Area 271 sq ft – 25 sq m

First Floor Area 271 sq ft – 25 sq m



Ground Floor



First Floor

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</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		
England & Wales		EU Directive 2002/91/EC



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**CHEFFINS**

### 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](http://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.



**CHEFFINS**