



Vanners Road, Haverhill, CB9 8NR

**CHEFFINS**

## Vanners Road

Haverhill,  
CB9 8NR

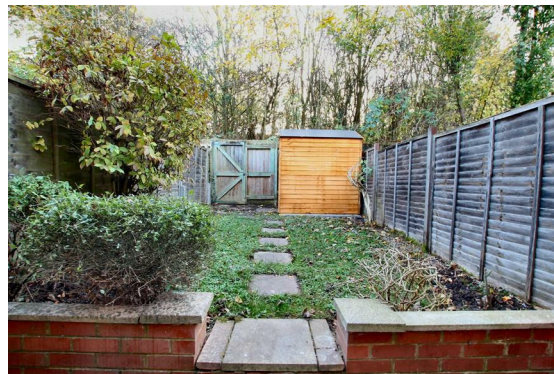
An exceptionally well presented two bedroom terraced house located in a cul-de-sac close to the town centre. The property benefits from kitchen diner, bathroom, rear garden, and two off road parking spaces. Available 16th November 2026.

- Two Bedrooms
- Close to Town Centre
- Kitchen Diner
- Two Parking Spaces
- EPC Rating C
- Council Tax Band B



**£1,100 PCM**





## Entrance Hall

Stairs to first floor, door to:

## Lounge

Window to front, door to:

## Kitchen

Matching wall and base units with laminate worktop, sink with mixer tap over, space for fridge freezer, plumbing for washing machine, window to rear, door to garden

## Landing

Airing cupboard, doors to:

## Bedroom One

Window to front, double wardrobe

## Bedroom Two

Window to rear, storage cupboard

## Bathroom

Three piece suite comprising wash hand basin, wc, and bath with shower over, window to rear

## Garden

Enclosed garden comprising patio area leading lawn. Timber storage shed

## Parking

Two parking spaces in parking area to the side of the property

## Holding Deposit

£253

## Material Information

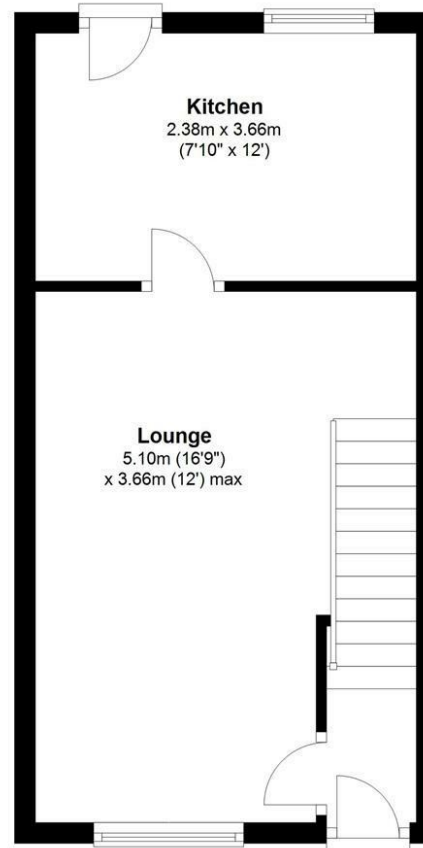
For more information on this property please refer to the Material Information brochure on our Website



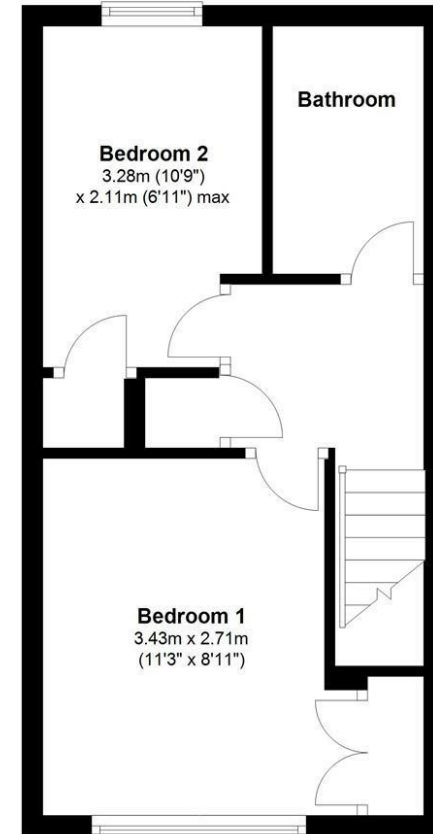
#### Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           | <b>90</b> |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   | <b>76</b> |           |
| (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 |           |           |

#### Ground Floor



#### First Floor



#### 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



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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.