

DAVID  
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13 Thurlow Place  
Haverhill, Suffolk

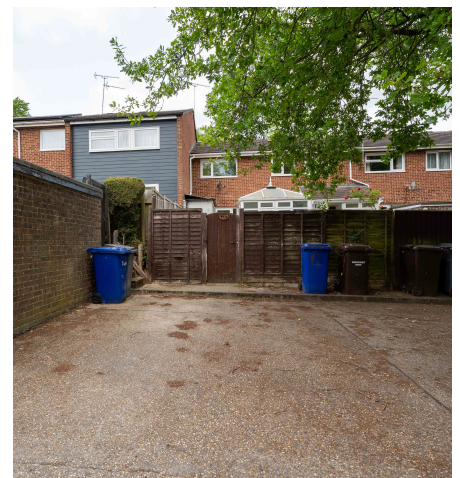


# 13 Thurlow Place

## Haverhill, Suffolk

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Available to rent in the heart of Haverhill, this well-presented three-bedroom terraced house offers spacious and comfortable living in a highly convenient location. Just moments from the town centre, the property is ideal for families seeking easy access to local amenities, schools, and transport links.



- 3 Bedrooms
- Off road parking
- Enclosed Rear Garden
- Recently redecorated
- Close to amenities

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## INTERIOR

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The ground floor features a spacious living room and conservatory with ample natural light, perfect for relaxing or entertaining. A separate dining area leads into a fitted kitchen including a range of wall and base units with plenty of space for appliances. Upstairs comprises two generous double bedrooms and a third single bedroom, ideal as a guest room or office. A clean, contemporary family bathroom with bath and overhead shower completes the upstairs layout.



## EXTERIOR

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To the front, the property enjoys a traditional terraced frontage. At the rear, a private enclosed garden provides an ideal space for outdoor dining or leisure, with rear access for added convenience. Property includes off road parking for one vehicle. Located just a short walk from Haverhill's town centre, tenants will enjoy immediate access to supermarkets, shops, restaurants, and local schools.

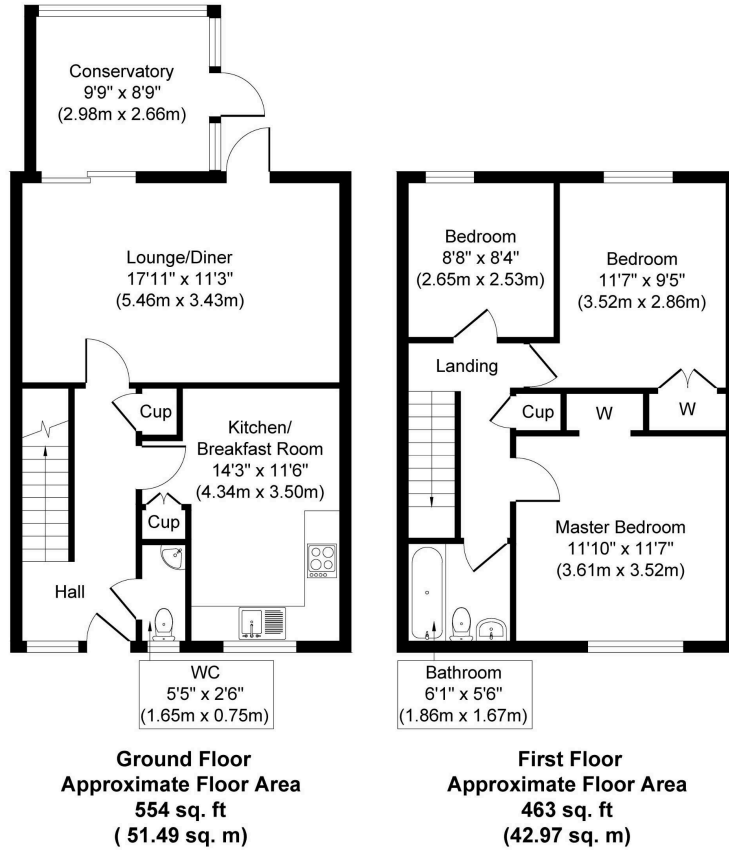


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# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Haverhill, Suffolk

Haverhill is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well-used sports centre with all-weather pitches, gymnasias, churches of various denominations and much more.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: B. £ 1,744.56 per annum.

PROPERTY POSTCODE: CB9 0HX.

EPC: Band C.

TENURE: To let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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