



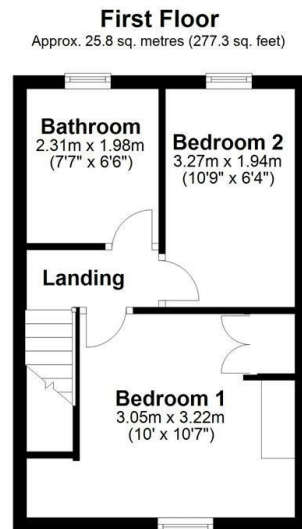
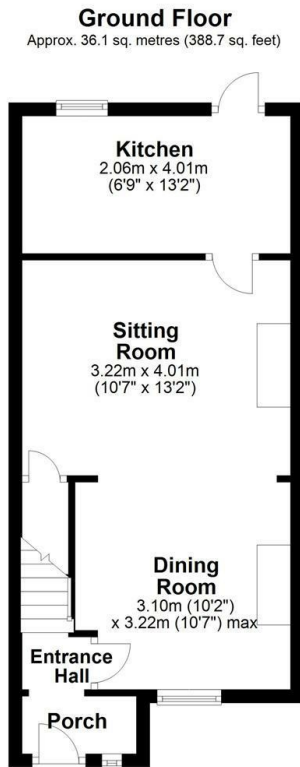
JAMIE WARNER  
- ESTATE AGENTS -



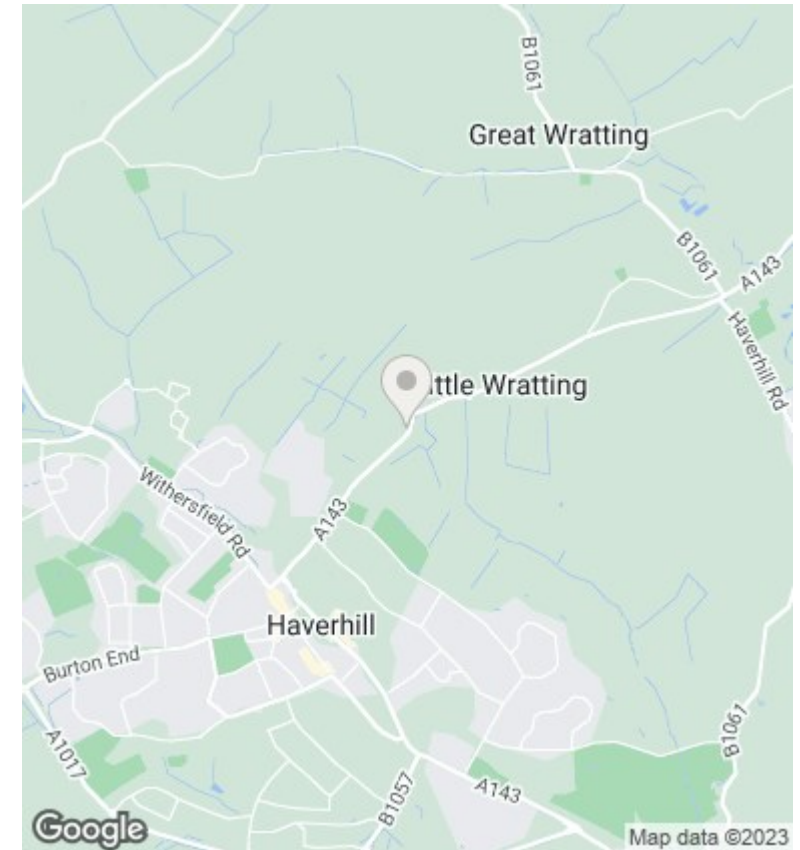
## 6 Haverhill Road, Little Wratting, Haverhill, CB9 7UD

Guide Price £240,000

- Two Bedrooms
- Modern Bathroom Suite
- Outskirts Of Town
- Sitting/Dining Room
- Off-Road Parking
- Must Be Viewed
- Kitchen With Integrated Appliances
- Landscaped & Generous Rear Garden



Total area: approx. 61.9 sq. metres (666.0 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	