



Pearmain Walk, Haverhill, CB9 9QS

**CHEFFINS**

## Pearmain Walk

Haverhill,  
CB9 9QS

A two double bedroom modern end of terrace house situated on the Cambridge side of town. The property is well presented and benefits from having two allocated parking spaces to the rear. Available 7th May 2026.

- Two Bedrooms
- Two Allocated Parking Spaces
- Kitchen
- Rear Garden
- EPC Rating D
- Council Tax Band B



**£1,100 PCM**





## GROUND FLOOR

### Entrance Hall

Door to front, stairs to landing

### Kitchen

Range of matching wall and base units with worksurfaces over, fitted electric cooker with electric hob over, space and plumbing for appliances, stainless steel sink, tiled splashbacks, wall mounted gas boiler, window to front

### Lounge

Window to rear, patio doors opening onto garden, under stairs storage cupboard

## FIRST FLOOR

### Landing

### Bedroom 1

Two windows to rear

### Bedroom 2

Airing cupboard, two windows to front

### Bathroom

Suite comprising low level WC, pedestal wash hand basin, side panelled bath with handheld shower

attachment, tiled splashbacks, extractor fan.

## OUTSIDE

### Garden

Enclosed garden with timber fencing to the left and side gated access. The remainder of the garden is laid to lawn with small patio area and timber built garden shed.

### Parking

Two allocated parking spaces to the rear

### Holding Deposit

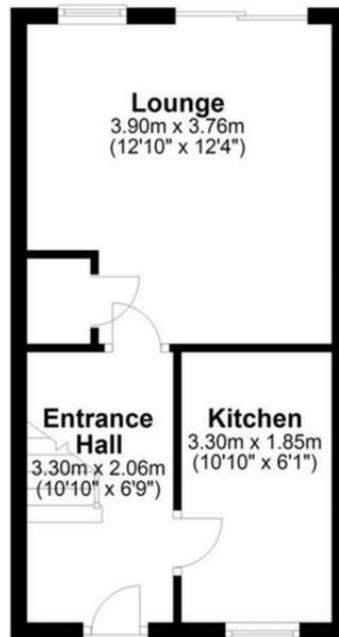
£253.00

### Material Information

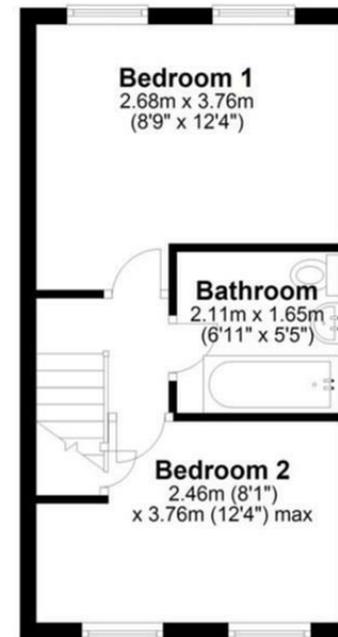
For more information on this property please refer to the Material Information brochure on our Website



**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</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	

**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.

