



Sorrel Walk, Haverhill, CB9 7YF

**CHEFFINS**

## Sorrel Walk

Haverhill,  
CB9 7YF

A very well presented and spacious three bedroom house located on the Cambridge side of the town. The property benefits from downstairs wc, front and rear gardens, and kitchen diner. Available 1st August 2026.

- Three Bedrooms
- Sitting Room
- Family Bathroom
- Rear Garden
- EPC Rating C
- Council Tax Band B

3 1 1

**£1,200 Per Month**





## GROUND FLOOR

### Entrance Hall

Storage cupboard, stairs to first floor, door to:

### Kitchen Dining Room

Fitted wall and base units with worktop over, cooker, space and plumbing for appliances, window to front, open to:

### Sitting Room

Window to rear, doors to garden, door to entrance hall

### Downstairs WC

WC, wash hand basin, window to front

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom One

Window to front, built in double wardrobe

### Bedroom Two

Window to rear, built in double wardrobe

### Bedroom Three

Window to rear, built in storage cupboard

### Bathroom

Fitted with bath with shower over, wc, wash hand basin, window to front

### Rear Garden

Paved patio area reading to lawn, enclosed by fences, with brick built storage shed and gated rear access

### Holding Deposit

£276.00

### Material Information

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

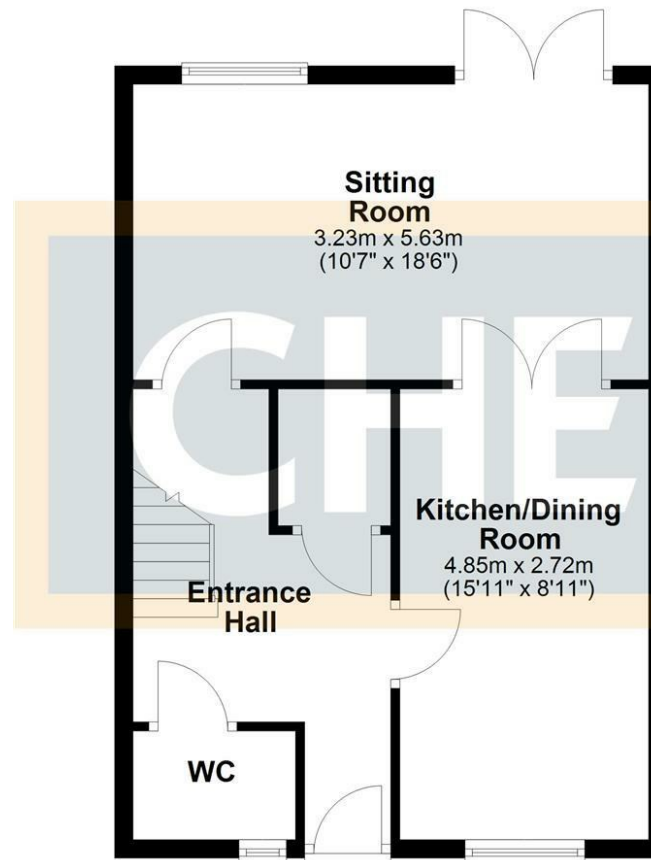


#### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</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 |                                                                                                             |           |
|                                             | 75                                                                                                          | 82        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

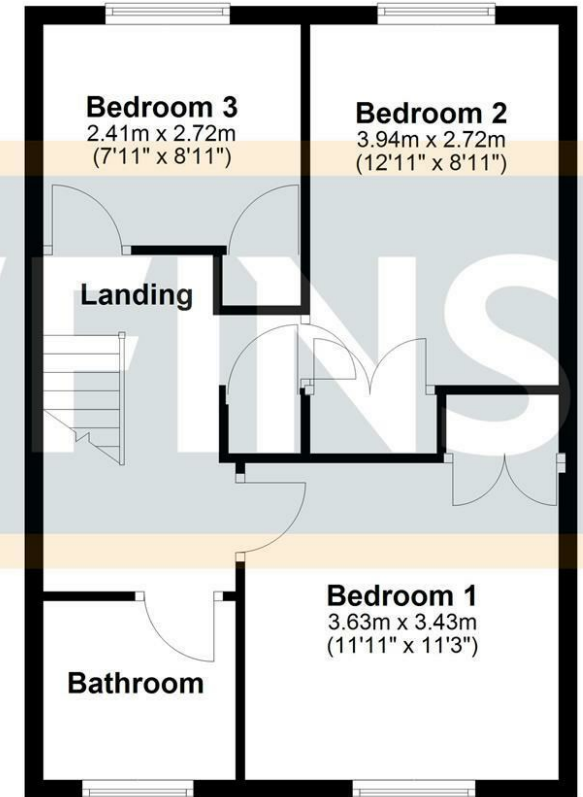
### Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)

#### 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.