



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

Vetch Walk, Haverhill, Suffolk, CB9 7YE

A beautifully presented and improved three bedroom family home located on the Cambridge side of town. The property benefits from a kitchen/diner, sitting room and rear garden. Available 3rd October 2025.

£1,250 PCM

- Three Bedrooms
- Kitchen Diner
- Downstairs WC
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



GROUND FLOOR

Entrance Hall
Stairs to first floor, door to:

WC

Comprising vanity wash hand basin with base cupboard, mixer tap and tiled splashbacks and low level wc.

Kitchen Diner

14'3" x 9'2" (4.36m x 2.80m)

Fitted with a matching range of base and eye level units with round edged worktops, sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble drier, fitted electric fan assisted oven, built-in four ring gas hob, window to front

Lounge

17'7" x 10'0" (5.36m x 3.07m)

Window to rear, French doors to garden.



FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder and slatted shelving, built in storage cupboard

Bedroom 1

13'6" max x 11'6" (4.13m max x 3.52m)

Window to front, storage cupboard.

Bedroom 2

12'7" x 8'6" (3.84m x 2.60m)

Window to rear



Bedroom 3

8'8" x 7'3" (2.66m x 2.22m)

Window to rear, storage area

Bathroom

Comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, window to front.



OUTSIDE

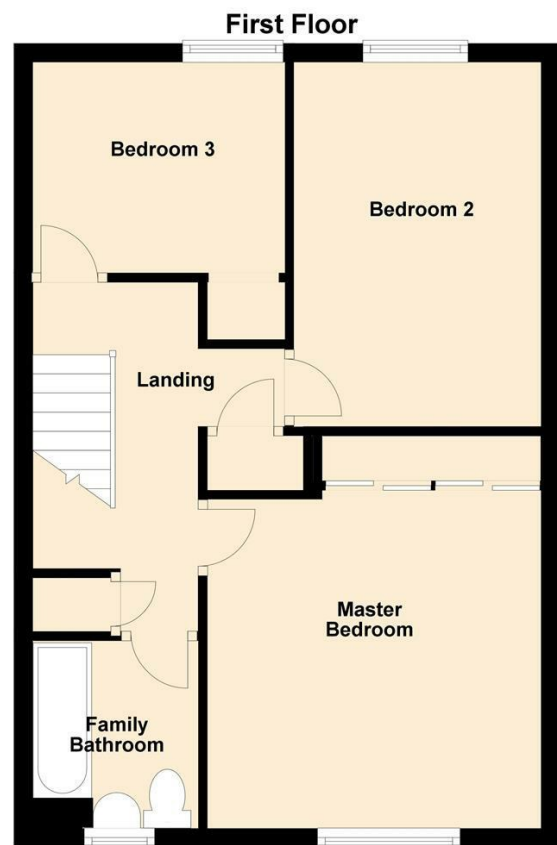
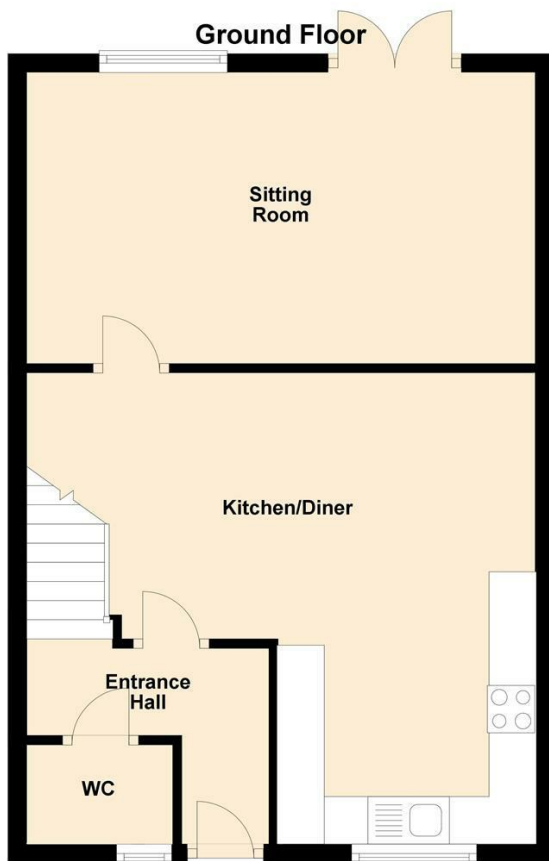
The rear garden has an immediate patio area form the house proving a pleasant area for seating. The main of the garden is laid to lawn with a pathway leading to a rear access gate. To the rear of the garden are two sheds one and timber and the other brick built.

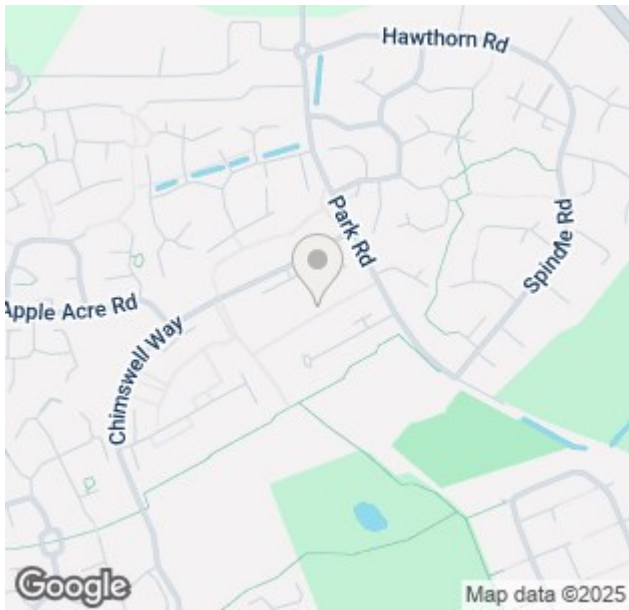
Lettings Agents Notes

For more information on this property please



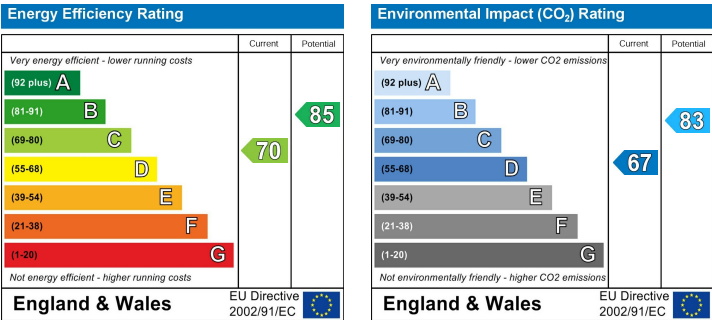
Note: Not to scale –
For guidance purposes only





Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.