



# **Vetch Walk**

Haverhill, 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.

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



£1,250 PCM



# CHEFFINS













#### **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**

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

Window to rear, French doors to aarden.

# **FIRST FLOOR**

# Landing

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

### **Bedroom 1**

Window to front, storage cupboard.

### **Bedroom 2**

Window to rear

#### **Bedroom 3**

Window to rear, storage area

## **Bathroom**

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

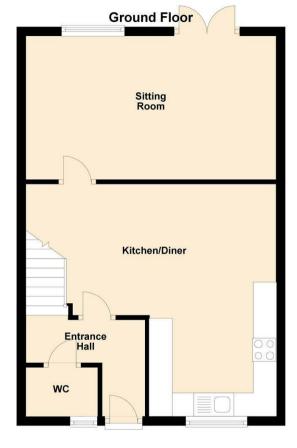
## **OUTSIDE**

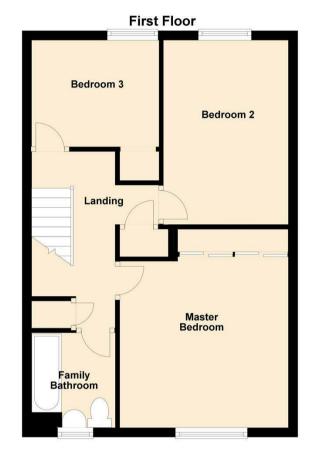
The rear garden has an immediate patio area form the house proving a pleasant area for seating. The main of the garden is laid to lawn with a a pathway leading to a rear access gate. To the rear of the garden are two sheds one and timber and the other brick built.

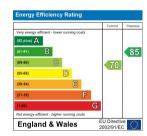
# **Lettings Agents Notes**

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









£1,250 PCM Council Tax Band - B Local Authority - West Suffolk

### Agents note:

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