



Sorrel Walk, Haverhill, CB9 7YF

CHEFFINS

Sorrel Walk

Haverhill,
CB9 7YF

Offered for sale with no onward chain is a three bedroom end terraced property located close to schools and amenities on the Cambridge side of the town. The property benefits from a downstairs wc, refitted kitchen/diner, and rear garden. (EPC Rating D)

LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.



Guide Price £220,000





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, storage cupboard, doors to:

KITCHEN/DINING ROOM

Fitted with wall and base units with worktop over, 1 1/2 bowl sink with drainer and mixer tap, cooker with gas hob and extractor over, space and plumbing for washing machine, space for fridge freezer, window to front, radiator.

LIVING ROOM

Two sets of French doors opening to rear garden, radiator.

DOWNSTAIRS WC

Low level wc, wash hand basin, obscure window.

FIRST FLOOR

LANDING

Two storage cupboards, doors to:

BEDROOM ONE

Window to front, radiator.

BEDROOM TWO

Window to rear, fitted wardrobes, radiator.

BEDROOM THREE

Window to rear, fitted wardrobe, radiator.

BATHROOM

Three piece suite comprising panelled bath with electric shower over, wash hand basin, low level wc, obscure window.

GARDEN

Rear garden with patio leading to lawn. Pathway through lawn leading to the rear access gate and brick storage shed.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. We have been advised property is Wimpy No Finds Construction.

VIEWINGS

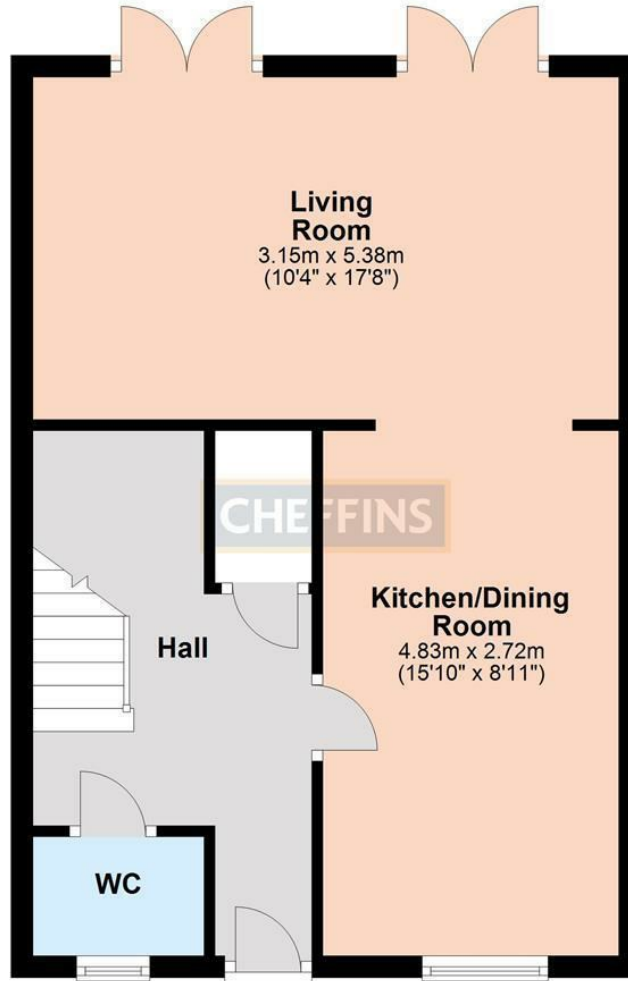
By appointment through the Agents.

SPECIAL NOTES

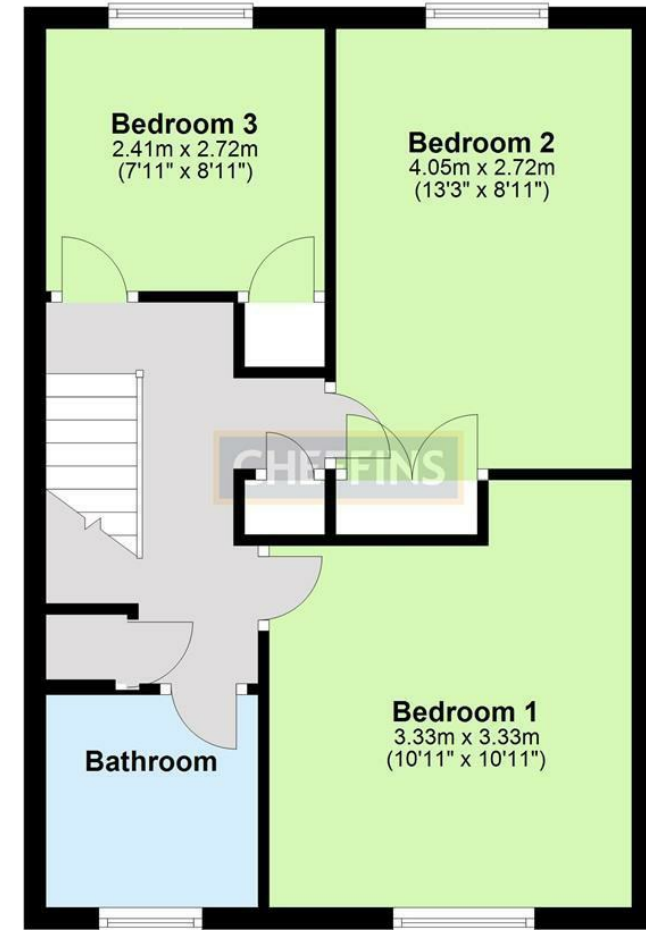
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Ground Floor



First Floor



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

Guide Price £220,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

