



## 77 Cambridge Way, Haverhill, CB9 9HW

£160,000

- Spacious 3-bedroom end-terrace
- Modern kitchen with dual-aspect light
- Charming garden with patio areas
- Cash buyers only – no chain
- Bright, airy bedrooms throughout
- Front garden with storage shed
- Open-plan dining and sitting room
- Stylish shower room with upgrades
- Strong rental yield potential

# 77 Cambridge Way, Haverhill CB9 9HW

## 3-Bedroom End-Terraced House – Cash Buyers Only

We are delighted to present this 3-bedroom end-terraced home, available with no onward chain. Please note, this property is of non-standard construction and can only be sold to cash buyers. These homes make fantastic rental investments, offering an approximate return of £1,200 per calendar month.

The ground floor features a welcoming entrance hall, a bright sitting room leading into an open-plan dining area with patio doors to the garden, and a well-equipped kitchen. Upstairs, there are three spacious bedrooms and a modern shower room.

The property boasts a charming rear garden with a patio, lawn, and mature borders, perfect for outdoor relaxation or entertaining. The front garden is enclosed with picket fencing and includes a built-in storage shed.

This is a brilliant opportunity for investors looking for strong rental returns. Contact us today to arrange a viewing!



Council Tax Band: A





## Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

### Ground Floor

#### Entrance Hall

A welcoming space featuring a radiator, stylish Karndean flooring, and stairs leading to the first floor. Door to:

#### WC

Bright and practical with a window to the front and a modern two-piece suite, including a wall-mounted wash hand basin with mixer tap and low-level WC. Complemented by tiled splashbacks, a radiator, and Karndean flooring.

Sitting Room 4.21m (13'10") x 2.57m (8'5")

A cosy yet bright room with dual-aspect windows to the side and rear, a radiator, and an open-plan layout flowing seamlessly into:

Dining Room 4.18m (13'9") x 2.80m (9'2")

A lovely space for family meals or entertaining, benefitting from a window to the side, a radiator, Karndean flooring, and patio doors opening onto the garden.

Kitchen 3.59m (11'9") max x 2.80m (9'2")

Well-equipped with a range of matching base units and worktop space, a stainless steel sink with single drainer and mixer tap, and a wall-mounted gas boiler. Features plumbing for a washing machine, space for a fridge/freezer, an integrated eye-level electric oven, and a four-ring gas hob. Dual-aspect windows to the front and side provide abundant light. Open-plan layout with a door leading to the garden.

### First Floor

#### Landing

Bedroom 1 4.19m (13'9") x 2.57m (8'5")

A spacious and airy double bedroom with windows to both the side and front, and a radiator.

Bedroom 2 4.33m (14'2") max x 2.57m (8'5")

A generous double room with dual-aspect windows to the rear and side, and a radiator.

Bedroom 3 2.99m (9'10") x 2.57m (8'5")

A comfortable third bedroom with a window to the rear and a radiator, ideal as a guest room or home office.

#### Shower Room

Modern and beautifully finished, featuring a three-piece suite comprising a tiled shower enclosure with an electric power shower and glass screen, a pedestal wash hand basin with mixer tap and tiled splashbacks, and a low-level WC. Also includes a heated towel rail, a radiator, and a window to the front.

## Outside

### Rear Garden

The rear garden is a delightful space, perfect for relaxing or entertaining. A patio directly off the house leads down to a lawned area with mature shrub borders, adding charm and privacy. At the far end of the garden, a further patio creates an additional seating area, ideal for summer evenings. A pathway links the spaces, and the garden is fully enclosed with timber fencing and gated rear access.

### Front Garden

Enclosed by charming picket-style fencing, the front garden is laid to lawn with a built-in storage shed for convenience. A pathway leads to the entrance door, completing the attractive approach to this home.

### Viewings

By appointment with the agents.

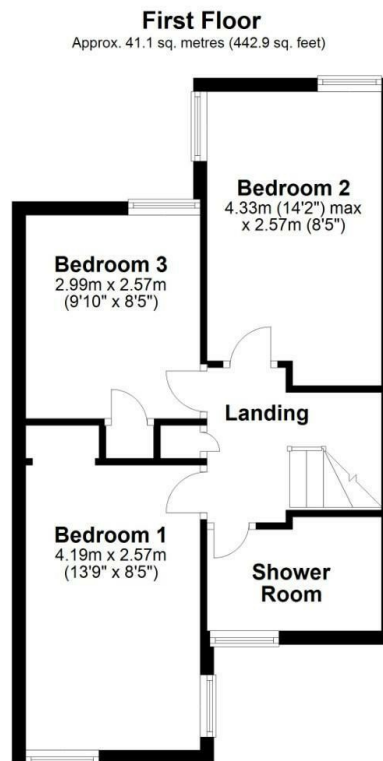
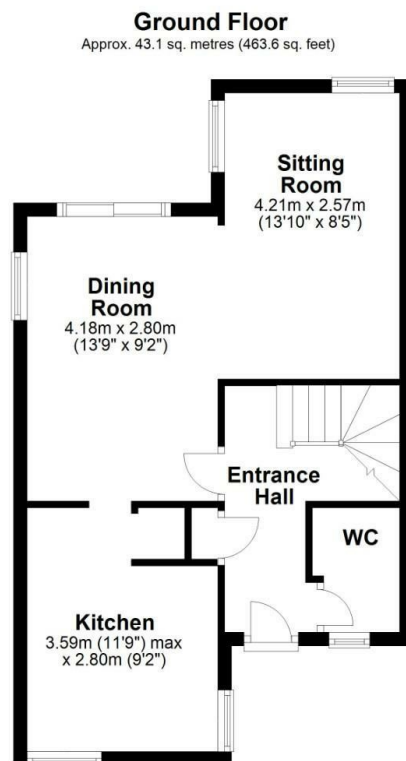
### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
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.

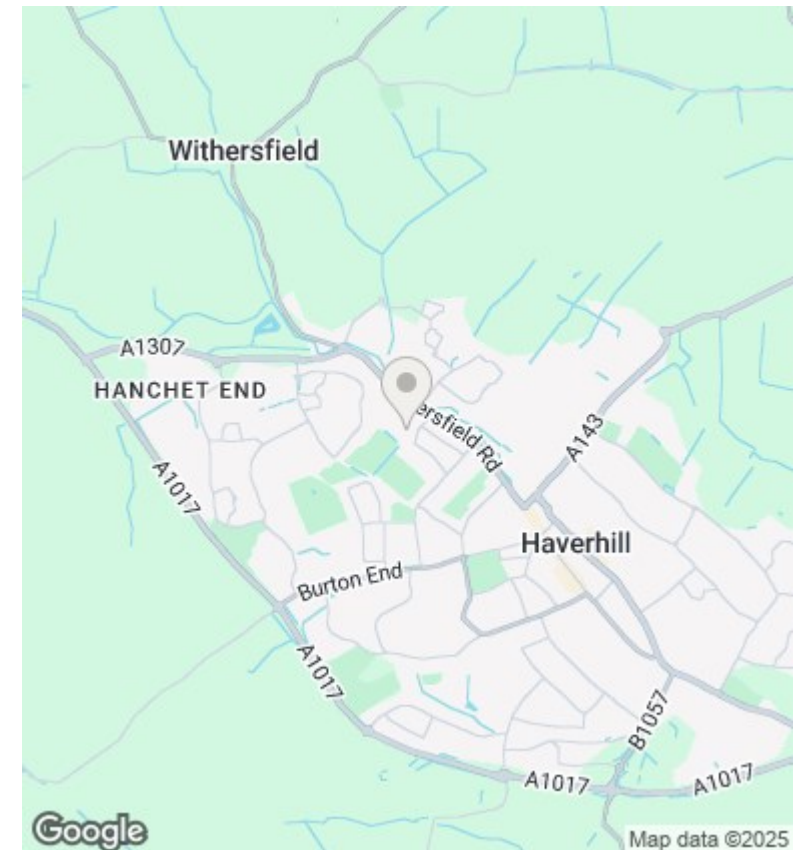








Total area: approx. 84.2 sq. metres (906.5 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		