



Pearmain Walk, Haverhill, CB9 9QS

**CHEFFINS**



## Pearmain Walk

Haverhill,  
CB9 9QS

\*We are currently fully booked for viewings - Please call the office to be added to a cancellations list.\* A two double bedroom modern end of terrace house situated on the Cambridge side of town. The property is well presented and benefits from having two allocated parking spaces to the rear. Available 27th May 2024.

- Two Bedrooms
- Two Allocated Parking Spaces
- Rear Garden
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy



**£950 PCM**





## GROUND FLOOR

### Entrance Hall

Door to front, stairs to landing

### Kitchen

Range of matching wall and base units with worksurfaces over, fitted electric cooker with electric hob over, space and plumbing for appliances, stainless steel sink, tiled splashbacks, wall mounted gas boiler, window to front



### Lounge

Window to rear, patio doors opening onto garden, under stairs storage cupboard



## FIRST FLOOR

### Landing

### Bedroom 1

Two windows to rear

### Bedroom 2

Airing cupboard, two windows to front



### Bathroom

Suite comprising low level WC, pedestal wash hand basin, side panelled bath with handheld shower attachment, tiled splashbacks, extractor fan.

## OUTSIDE

### Garden

Enclosed garden with timber fencing to the left and side gated access. The

remainder of the garden is laid to lawn with small patio area and timber built garden shed.

### Parking

Two allocated parking spaces to the rear

### Lettings Agents Notes

Deposit - £1,096.00

Holding Deposit - £219.00

EPC - D

Local Authority - West Suffolk

Council Tax - B

Square Foot - 602

Property Type - End Terrace

Property Construction - Brick Building, Tiled Roof

Parking - 2 x Off Road Space

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas Boiler, Radiators Throughout Property

Broadband Connected - Yes

Broadband Type - Fibre To The Premises

Mobile Signal/Coverage - Average

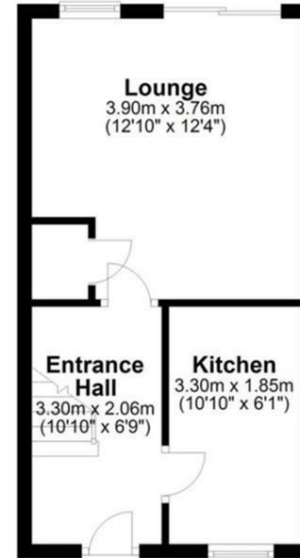
Other Information - Pathway leading to parking area at rear of property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			88
(81-91) B			
(69-80) C		65	
(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	

£950 PCM  
 Council Tax Band - B  
 Local Authority - West Suffolk

Ground Floor



First Floor



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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.