



Darwin Walk, Haverhill, CB9 7ST

CHEFFINS

Darwin Walk

Haverhill,
CB9 7ST

A spacious and modern three storey town house located on the edge of Haverhill in the popular Arboretum development with excellent access to the A1307. The property benefits from off road parking, rear garden, and en suite shower room. Available 12th May 2025.

- Three Bedrooms
- Kitchen Breakfast Room
- Living Room
- EPC Rating B
- Council Tax Band C
- Minimum 6 Month Tenancy

3 2 1

£1,295 PCM





GROUND FLOOR

Entrance Hall

Stairs to first floor, storage cupboard, doors to:

Living Room

Double doors to garden

Kitchen Breakfast Room

Window to front, fitted wall and base units with worktop over, electric cooker with hob, space for appliances

WC

Wash hand basin, wc

FIRST FLOOR

Landing

Doors to:

Bedroom 2

Window to rear

Bathroom

Panelled bath with mixer tap and shower over, wc, wash hand basin

Bedroom 3

Window to front

Landing

Window to front, stairs to second floor

SECOND FLOOR

Bedroom 1

Window to front and skylight to rear, door to:

En Suite Shower Room

Skylight window, shower cubicle, wash hand basin, wc

OUTSIDE

Rear Garden

Paved patio area leading to lawn and storage shed, enclosed by timber fences

Parking

Allocated parking space to front of property

HOLDING DEPOSIT

£298.00

Material Information

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

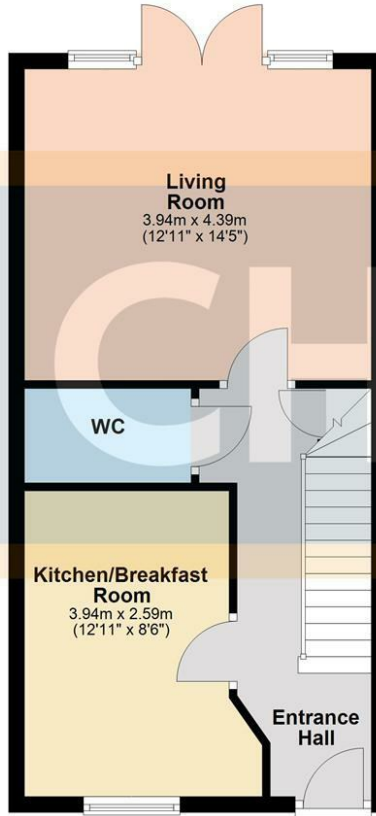


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

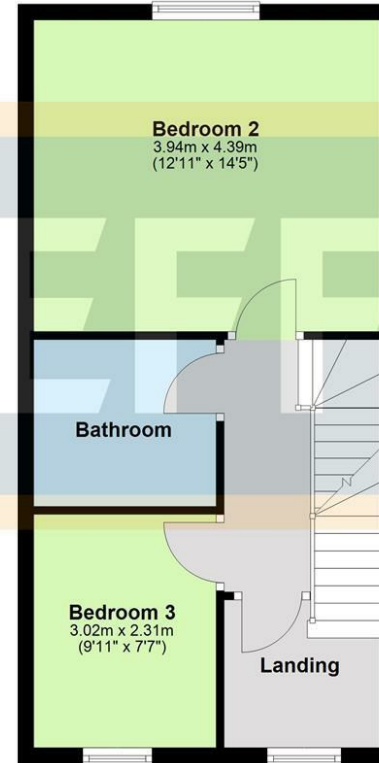
Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



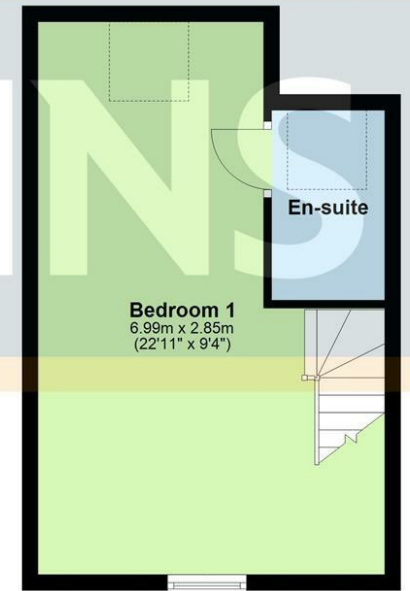
First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Second Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 109.7 sq. metres (1181.2 sq. feet)

Agents note:

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

Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk

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.



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