



Cardinal Way, Haverhill, CB9 0DW

**CHEFFINS**



## Cardinal Way

Haverhill,  
CB9 0DW

A beautifully presented and recently renovated three bedroom semi detached house. The property is located close to schools, amenities and transport links, and benefits from rear garden and garage. Available 2nd January 2026.

- Conservatory
- Downstairs WC
- Garage and Driveway
- EPC Rating D
- Council Tax Band C
- Minimum 6 Month Tenancy



**£1,350 PCM**





## GROUND FLOOR

### Porch

Enclosed porch, door to:

### Entrance Hall

Two storage cupboards, stairs to first floor, doors to:

### Sitting Room

Bay window to front

### WC

WC, wash hand basin

### Kitchen Dining Room

Newly fitted kitchen with matching wall and base units, integrated cooker, sink with mixer tap, space and plumbing for appliances, window to rear, sliding door to:

### Conservatory

Door to garden

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom One

Storage cupboard, window to front

### Bedroom Two

Storage cupboard, window to rear

### Bedroom Three

Storage cupboard, window to front

### Bathroom

Refitted bathroom with panelled bath and mixer shower over, wc, wash hand basin, two windows to rear

## OUTSIDE

### Garden

Enclosed rear garden

### Garage and Driveway

Driveway to front proving off road parking for approx. two vehicles, garage with up and over door

### Holding Deposit

£311.00

### Material Information

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

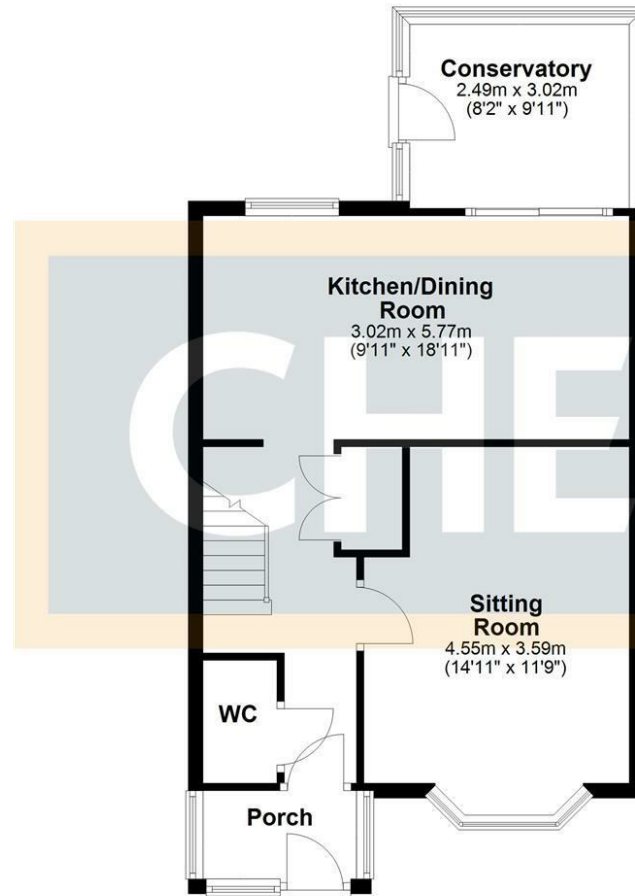


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

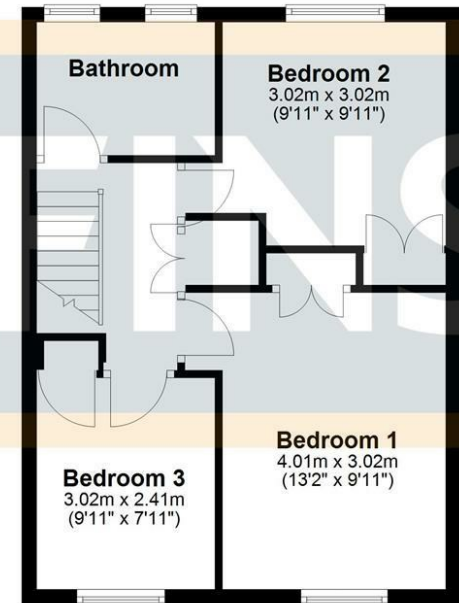
#### Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



#### First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 98.0 sq. metres (1054.7 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.

