



Sorrel Walk, Haverhill, CB9 7YF

**CHEFFINS**

# Sorrel Walk

Haverhill,  
CB9 7YF

An extended and well presented three bedroom terraced family home, ideal for first time buyers or investors. The property benefits from an open plan living room/kitchen/diner, study, re-fitted bathroom suite and low-maintenance rear garden. Viewing highly recommended. (01223 500000)

## 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 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, gymnasias, 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.

3 1 2

Guide Price £250,000





## GROUND FLOOR

### ENTRANCE HALL

Window to front, doors to:

### KITCHEN/DINING ROOM

Fitted range of matching base and eye level units with worktop over, granite sink with mixer tap, plumbing for washing machine, space for tumble dryer and fridge/freezer, oven, four ring gas hob with extractor over, storage to side, breakfast bar, radiator.

### LIVING ROOM

Window to rear, French doors to rear garden, radiator.

### STUDY

Window to front, radiator.

### WC

Two piece suite comprising low level wc and hand wash basin, housing the boiler.

## FIRST FLOOR

Two storage cupboards, doors to:

### BEDROOM ONE

Window to rear, radiator, door to closet.

### BEDROOM TWO

Window to front, radiator.

### BEDROOM THREE

Window to rear, radiator.

### BATHROOM

Four piece suite comprising oval bath, low level wc, bidet, vanity hand wash basin, window to front, obscure window.

## OUTSIDE

The rear garden is mainly astro-turf across 2 levels, with further steps down to the shed and rear access gate. All enclosed by timber fencing.

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 86        |
| (69-80) <b>C</b>                            | 76      |           |
| (55-68) <b>D</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                     |         |           |

Guide Price £250,000

Tenure – Freehold

Council Tax Band – B

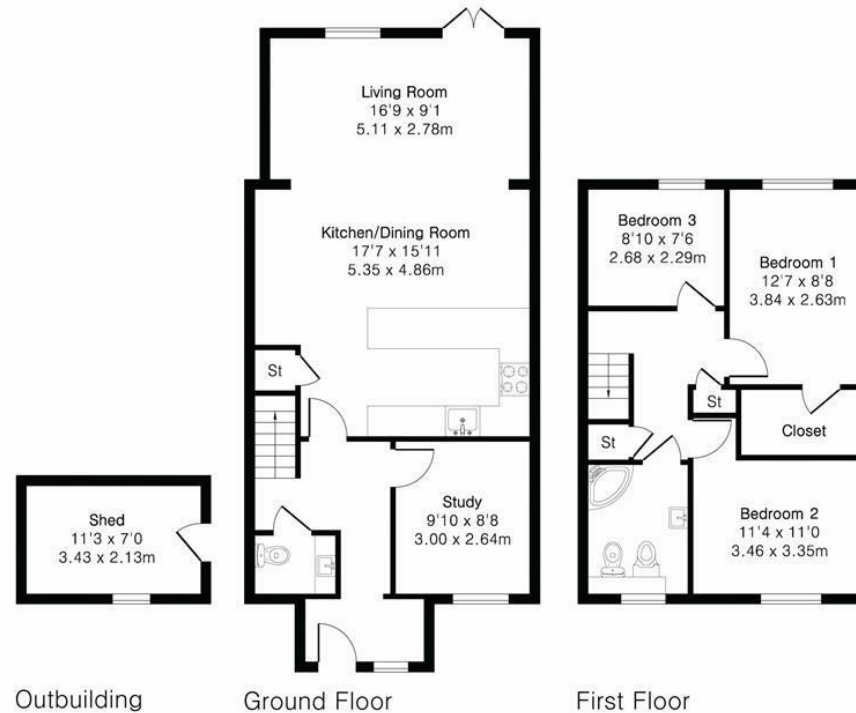
Local Authority – West Suffolk

**Approximate Gross Internal Area 1125 sq ft - 104 sq m**

Ground Floor Area 661 sq ft – 61 sq m

First Floor Area 464 sq ft – 43 sq m

Outbuilding Area 79 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)



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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.

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