



## 1 Mallow Walk, Haverhill, CB9 7YG

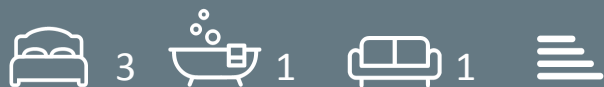
£200,000

- NO ONWARD CHAIN
- GENEROUS KITCHEN/DINER
- USEFUL BRICK-BUILT STORE
- POPULAR CHIMSWELL DEVELOPMENT
- SPACIOUS SITTING ROOM
- UPDATING REQUIRED
- CAMBRIDGE SIDE OF TOWN
- PRIVATE REAR GARDEN
- PRICED ACCORDINGLY

# 1 Mallow Walk, Haverhill CB9 7YG

THREE-BEDROOM END TERRACE – CAMBRIDGE SIDE - NO ONWARD CHAIN

Located on the popular Chimswell development on the Cambridge side of town, this three-bedroom end-terraced home offers well-proportioned accommodation and a private rear garden. The property would benefit from updating and modernisation and has been priced accordingly, with comparable properties within the surrounding area having achieved prices in and around £240,000. An excellent opportunity for buyers looking to improve a home to their own taste.



Council Tax Band: B



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  
Porch

Entrance Hall  
3.57m (11'8") x 2.62m (8'7") max  
With wooden laminate flooring, radiator and staircase rising to the first floor.

WC

Fitted with a two-piece suite comprising a vanity wash hand basin and low-level WC, tiled splashbacks and wall-mounted gas boiler serving the heating system and domestic hot water.

Kitchen/Dining Room  
4.87m (16') x 2.66m (8'9")  
Fitted with a matching range of base and eye-level units with round-edged work surfaces incorporating a 1½ bowl sink and drainer. Space is provided for a fridge/freezer, dishwasher, tumble dryer and cooker. Window to the front and radiator.

Sitting Room  
5.38m (17'8") x 3.09m (10'1")  
A generously proportioned reception room with wooden flooring, radiator, window to the rear and French doors opening directly onto the rear garden.

First Floor

Landing  
Providing access to the first-floor accommodation.

Bedroom 1  
3.60m (11'10") x 3.34m (11')  
A well-proportioned principal bedroom with two built-in cupboards.

Bedroom 2  
3.90m (12'9") x 2.58m (8'6")  
Window to the rear and radiator.

Bedroom 3  
2.69m (8'10") x 2.28m (7'6")  
Window to the rear, built-in cupboard and a radiator.

### Shower Room

Fitted with a tiled shower enclosure with electric shower and heated towel rail, with tiled flooring.

### Outside

To the front, the property is approached via a pathway with an area of lawn and established shrubs and planting providing an attractive setting.

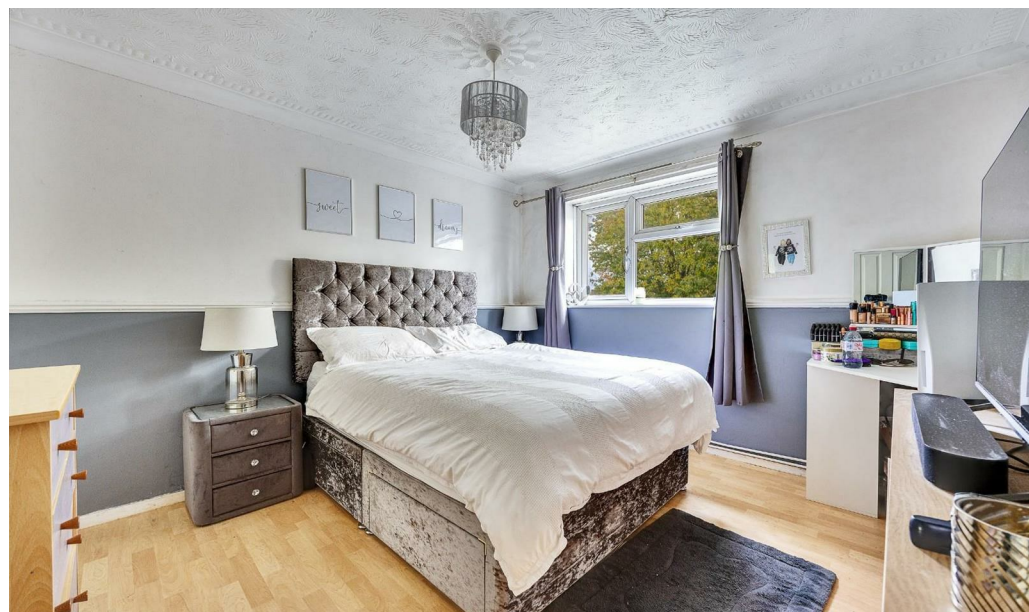
The enclosed rear garden enjoys a good degree of privacy, with timber fencing to the boundaries and a mature wooded backdrop. French doors from the sitting room open onto a paved seating area, providing space for outdoor furniture, with a pathway continuing through the garden. The garden also includes a useful brick-built store, while a timber gate provides rear access.

### Special Notes

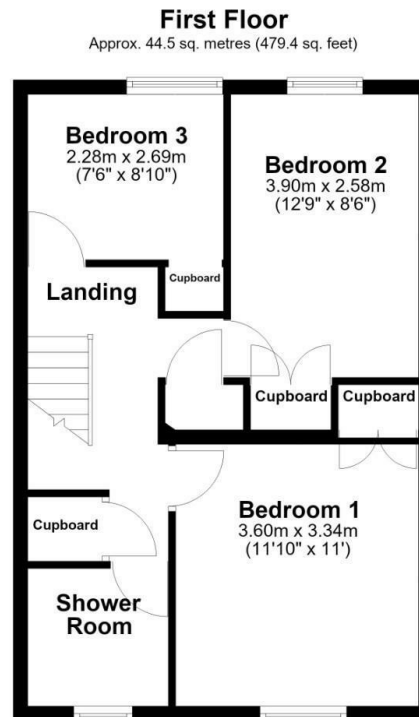
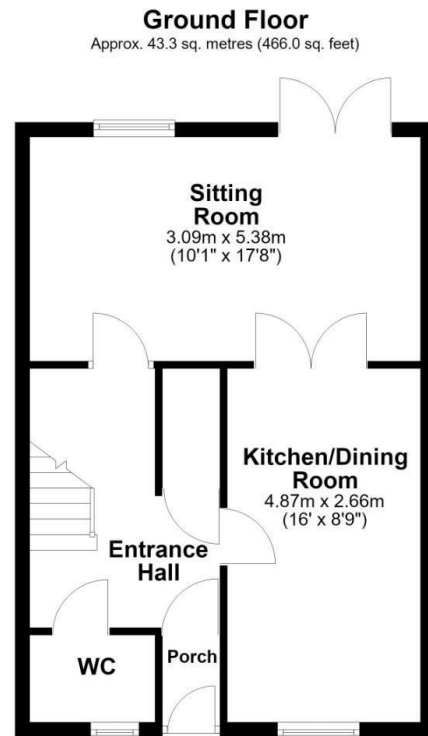
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.

### Viewings

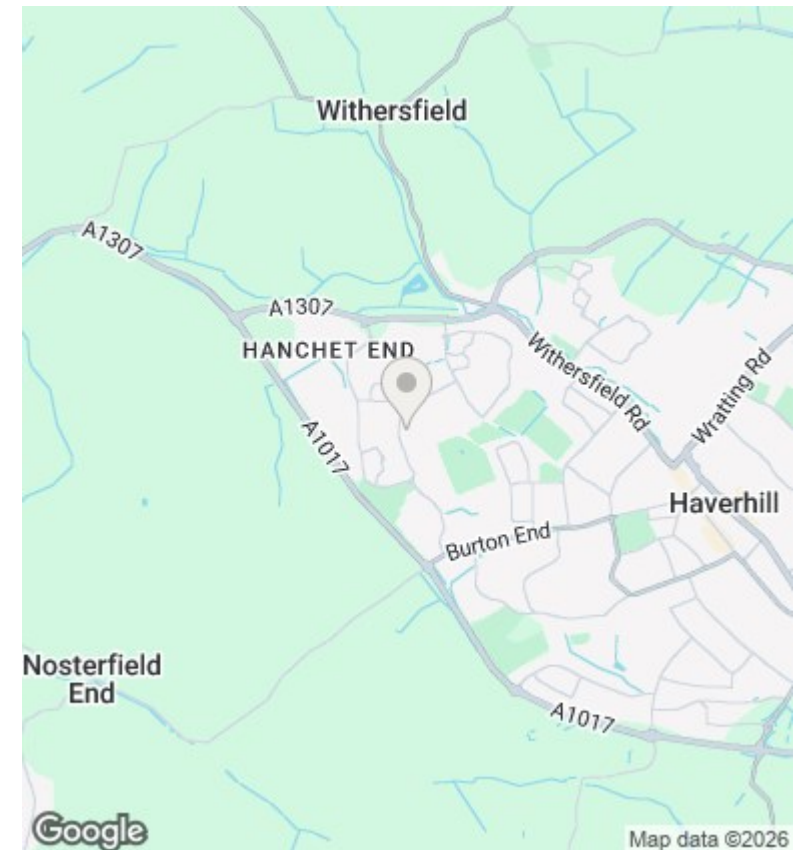
By appointment with the agents.







Total area: approx. 87.8 sq. metres (945.5 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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<br>EU Directive 2002/91/EC  |         |           |