



JAMIE WARNER  
— ESTATE AGENTS —



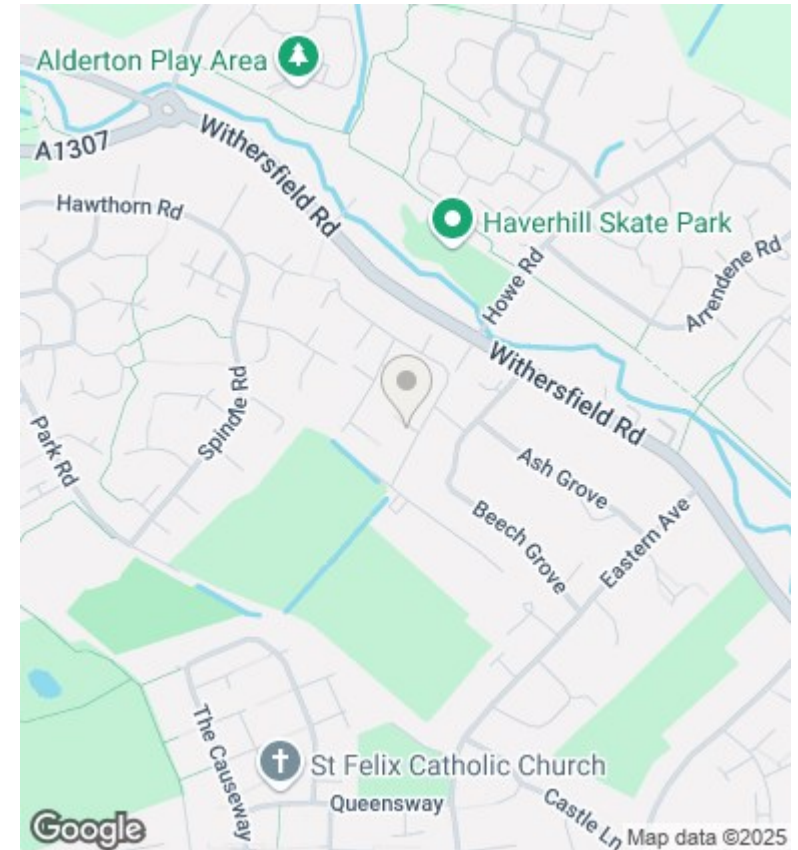
## 76 Cambridge Way, Haverhill, CB9 9HW

Guide Price £145,000

- Three Bedrooms
- Downstairs WC
- Cash Buyers Only
- Two Reception Rooms
- Family Bathroom
- No Onward Chain
- Attractive Fitted Kitchen
- Private Rear Garden



Total area: approx. 84.2 sq. metres (906.5 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

CA

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	