



## 58 Mill Road, Haverhill, CB9 8BD

£210,000

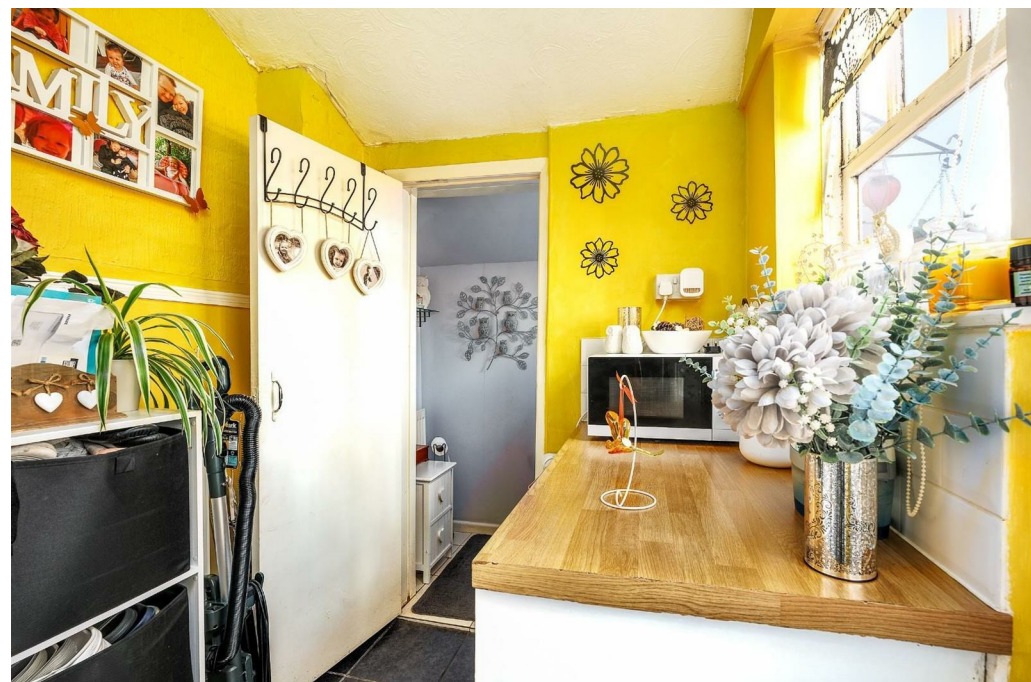
- Character Victorian terrace
- Modern fitted kitchen/dining room
- Private courtyard garden
- Town centre location
- Handy utility & cloakroom
- Gas radiator heating
- Two generous bedrooms
- Contemporary bathroom suite
- Double glazing

## 58 Mill Road, Haverhill CB9 8BD

Perfectly positioned within the heart of Haverhill town centre, this beautifully presented Victorian terrace blends period character with a stylish modern finish. Light-filled living spaces, a welcoming open-plan flow and a private courtyard garden make it ideal for first-time buyers, downsizers or anyone wanting a home with charm and convenience.



Council Tax Band: A



## 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

#### Entrance Hall

A welcoming hallway with attractive wooden flooring and stairs rising to the

first floor.

#### Sitting Room – 3.27m (10'9") max x 3.15m (10'4")

A beautifully presented reception room with a feature Victorian-style fireplace, elegant wooden flooring and a large front window that fills the room with natural light. Open plan to the kitchen/dining area, it creates a sociable flow ideal for modern living.

#### Kitchen / Dining Room – 4.13m (13'7") x 3.24m (10'8")

A stylish and practical kitchen fitted with a matching range of base and eye-level units, wood-effect worktops and a 1½ bowl stainless steel sink with mixer tap. Includes an electric fan-assisted oven with built-in ceramic hob and extractor hood. A rear window brings in plenty of light, while there's space for a dining table — perfect for casual meals or entertaining friends. Door to:

#### Utility Room – 1.93m (6'4") x 1.73m (5'8")

A useful laundry and storage area with worktop space, plumbing for a washing machine, tiled flooring and a side window. Door to:

#### WC

Practical ground-floor cloakroom with low-level WC, tiled flooring and side window.

### FIRST FLOOR

#### Landing

Giving access to both bedrooms and the bathroom.

#### Bedroom 1 – 3.30m (10'10") x 3.15m (10'4")

A generously sized double bedroom with a lovely Victorian-style feature fireplace, front-facing window, wooden flooring and radiator.

### Bedroom 2 – 3.24m (10'8") x 2.04m (6'8")

A bright second bedroom with rear aspect window and radiator — ideal as a guest room, nursery or study.

### Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with glass screen and shower attachment, low-level WC and wash basin.

Window to rear and radiator.

### OUTSIDE

To the rear is a charming, low-maintenance courtyard garden — a private space with paved seating area, decorative planters, hanging baskets and festoon lights, creating a lovely spot for relaxing or entertaining.

At the front, the property is set behind a walled and gated garden with a gravelled planting bed and a neat path leading to the front door, giving the home attractive kerb appeal.

### Viewings

By appointment with the agents.

### 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.





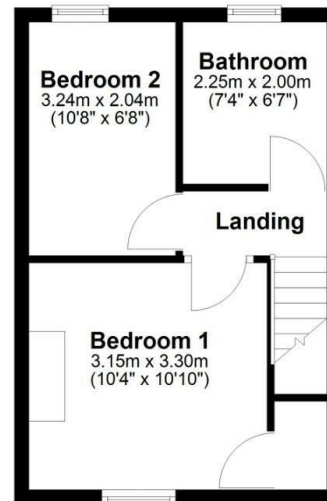
### Ground Floor

Approx. 31.7 sq. metres (340.9 sq. feet)

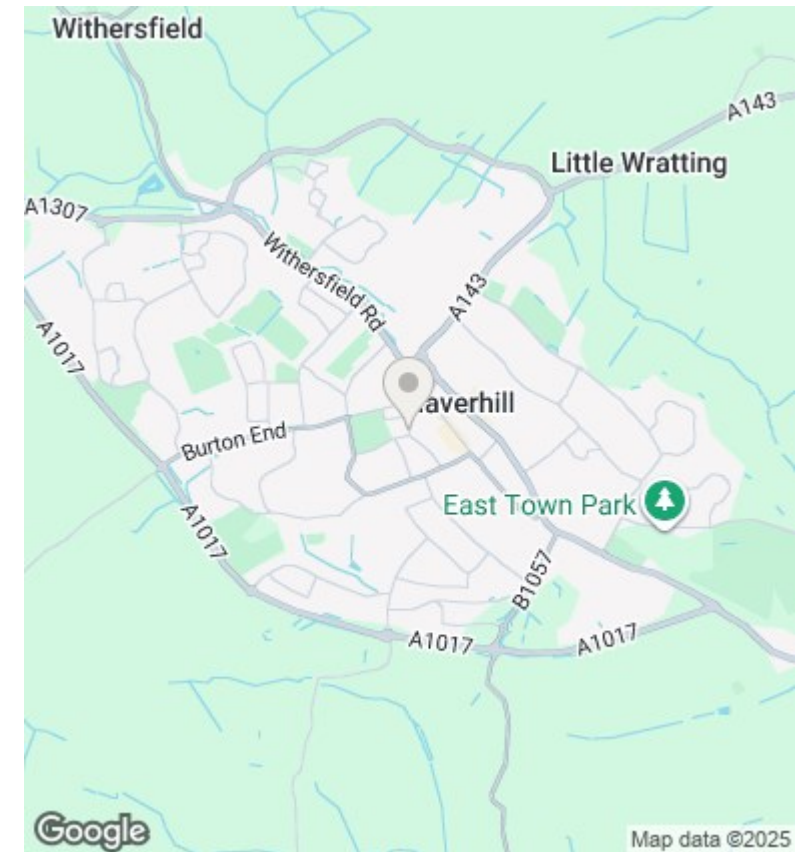


### First Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 58.5 sq. metres (629.4 sq. feet)



### Viewings

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