

# 70 Hamlet Road - Guide Price £300,000

Haverhill CB9 8QQ

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# Guide Price £300,000

## The Property

GUIDE PRICE - £300,000 - £325,000

Nestled on the charming Hamlet Road in Haverhill, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the living areas, creating a warm and inviting atmosphere for family gatherings.

The home boasts three generously sized bedrooms, including a first bedroom that features its own ensuite toilet and sink, ensuring privacy and ease for the occupants. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office.

One of the standout features of this property is the large rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you envision summer barbecues, a play area for children, or a tranquil space for gardening, this garden is sure to impress.

Situated in a location that offers easy access to local amenities, residents will find shops, schools, and parks within a short distance, making daily life both convenient and enjoyable. This home is ideal for families or anyone seeking a peaceful retreat with the benefits of community living.

## Features

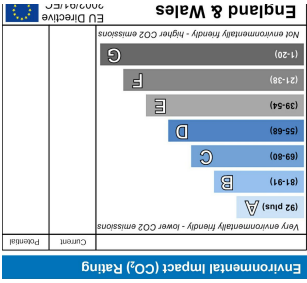
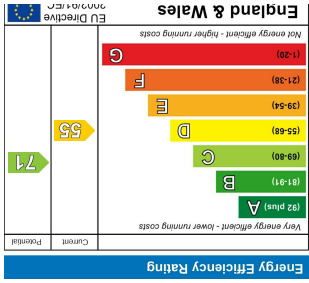
- Three Bedroom Family Home
- Spacious Lounge/Diner
- Modern Kitchen
- Principal Bedroom with En-suite
- Two Double Bedrooms & One Single Bedroom
- On Street Parking
- Generous Family Bathroom
- Large Rear Garden
- Viewing Essential
- Walking distance to local amenities.







These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



What every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 79.0 sq.m. (851 sq ft.) approx.

