

## 40 Primrose Hill - Guide Price £35,000

Haverhill CB9 9LS



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# Guide Price £35,000

## The Property

An exceptional opportunity offering far more than just a garage. Whether you're seeking a dedicated storage space, secure parking, a workshop, or the potential to create a private garden retreat, this impressive brick-built and fully plastered garage delivers outstanding versatility. Benefitting from power, lighting, and water connections, the space is ideal for tradespeople, hobbyists, classic car enthusiasts, or anyone in need of flexible, usable space.

The property is further enhanced by an attached covered car port and additional off-road parking for up to three vehicles, providing convenience and practicality rarely found with garages of this kind. We are advised that approximately 135 feet of garden land is included to the rear — a blank canvas with exciting potential for landscaping, outdoor storage, or a tranquil green escape, subject to survey.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to

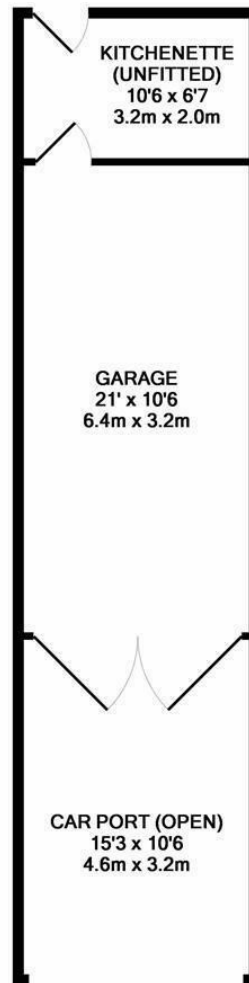
## Features

- More than just a garage – a highly versatile brick-built space
- interior with power, lighting, and water connected
- Suitable for storage, secure parking, workshop use, or hobbies
- Ideal for tradespeople, hobbyists, and classic car enthusiasts
- Attached covered car port included
- Additional off-road parking for up to three vehicles
- Approximately 135 feet of garden land to the rear (subject to survey)
- Rear land offers potential for landscaping, storage, or garden use
- Rare opportunity offering flexibility and strong added value
- Early viewing recommended to appreciate full potential

reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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.



TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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