JAMIE WARNER
ESTATE AGENTS

8 Primrose Hill, Haverhill, CB9 9LS

£180,000

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- VICTORIAN TERRACED HOME
- CELLAR STORAGE SPACE
- TWO SEPARATE GARDENS
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- OFF ROAD PARKING

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NO CHAIN, PARKING & CENTRAL LOCATION – VICTORIAN TERRACE WITH HUGE POTENTIAL

A Victorian terraced home tucked away within easy walking distance of the town centre and recreation ground, offering a fantastic opportunity for a buyer looking to put their own stamp on a property. The house has been improved with double glazing and gas central heating, while being sensibly priced to reflect the scope for further modernisation.

The accommodation offers two reception rooms, kitchen, cellar, two bedrooms and a shower room, with the added benefit of two distinct outdoor spaces including a courtyard garden and a larger front garden, along with off-road parking for approximately two vehicles.

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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

Sitting Room
3.66m (12') x 3.10m (10'2")
Entrance door, window to front, fireplace, radiator, stairs rising to first floor. A well-proportioned front reception room with a good level of natural light and a central fireplace creating a natural focal point.

Dining Room
3.66m (12') x 3.35m (11')
Window to rear, fireplace, radiator, access to cellar and folding door through to kitchen. A generous second reception room, comfortably accommodating a dining table and forming a natural hub of the home.

BASEMENT

Cellar
3.66m (12') x 3.06m (10'1")
Providing useful additional space, ideal for storage or a variety of uses.

GROUND FLOOR (CONTINUED)

Kitchen
3.18m (10'5") x 2.23m (7'4")
Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, space for appliances, fitted double oven with gas hob and extractor over, window to side and door out. A practical layout with direct access outside.

FIRST FLOOR

Landing
2.54m (8'4") x 0.92m (3')
Providing access to all first floor rooms.

Bedroom 1
3.66m (12') x 3.01m (9'10")
Window to front, radiator. A well-balanced double bedroom with good proportions.

Bedroom 2
3.66m (12') x 3.35m (11')
Window to rear, fitted triple wardrobes, radiator, door to:

Inner Hall
1.32m (4'4") x 1.11m (3'8")
Window to side, radiator, door to:

Cupboard
1.32m (4'4") x 1.02m (3'4")
Wall mounted combination boiler.

Shower Room
Fitted with a three piece suite comprising double shower enclosure, vanity wash hand basin and WC, window to rear, radiator.

Outside

The property benefits from two distinct outdoor spaces.

To the rear, directly off the kitchen, is an enclosed courtyard garden, offering a private and manageable space ideal for seating, pots and general day-to-day use. The space is well screened with fencing and features a timber shed along with established planting. A gated access leads through to a secure residents access.

To the front, the property enjoys a larger garden, set back from the road, with a pathway leading through a variety of established planting, shrubs and lawned areas. The garden has a more mature feel and offers a good degree of space and potential for those looking to enjoy or further landscape.

A driveway is positioned to the front, providing off-road parking for approximately two vehicles.

Viewings

By appointment with the agents.

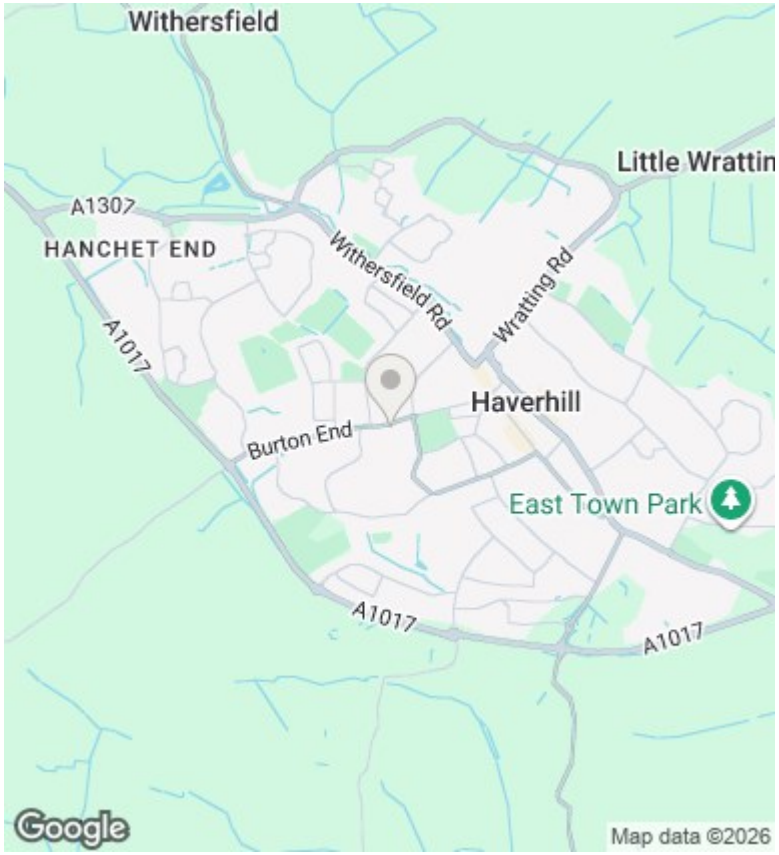
Special Notes

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.

Total area: approx. 83.8 sq. metres (902.0 sq. feet)



Viewings

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

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