



JAMIE WARNER

— ESTATE AGENTS —



68 Mill Road, Haverhill, CB9 8BD

£190,000

- NO ONWARD CHAIN
- Two separate reception rooms
- Recently installed combi boiler
- Extended Victorian cottage
- Town centre location
- Double glazing
- Three first-floor bedrooms
- Short walk to Recreation Ground
- Enclosed courtyard garden

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CHARACTER COTTAGE IN THE HEART OF TOWN – NO ONWARD CHAIN

Occupying a convenient town centre position just a short stroll from Haverhill's popular Recreation Ground, this charming and extended Victorian cottage offers surprisingly spacious accommodation arranged over two floors. The property combines period character with modern practicality, featuring two reception rooms, three bedrooms, gas central heating with a recently installed boiler, double glazing and a private courtyard garden. Offered for sale with NO ONWARD CHAIN, this is an ideal first-time purchase, investment opportunity or downsize home for buyers seeking character and convenience in equal measure.



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

4.28m x 3.24m (14'0" x 10'7")

A cosy and inviting reception room enjoying a dual aspect with windows to the front and side, allowing plenty of natural light to flood the space. A feature fireplace with timber surround provides an attractive focal point, making this an ideal room in which to relax and unwind.

DINING ROOM

3.86m x 3.12m (12'8" x 10'3")

A charming and characterful dining room, perfect for both everyday family meals and entertaining guests. The feature Victorian-style fireplace adds warmth and personality, whilst the side-facing window ensures a bright and pleasant atmosphere.

KITCHEN

2.95m x 2.95m max (9'8" x 9'8" max)

Thoughtfully fitted with a range of base and eye-level units providing ample storage and preparation space. The kitchen incorporates a fitted electric oven, four-ring hob with extractor over, plumbing for both a washing machine or dishwasher, space for a fridge/freezer and tumble dryer. A door leads directly to the rear garden, creating a practical connection between the home and outdoor space.

FIRST FLOOR

LANDING

Providing access to all first-floor accommodation. Useful built-in storage cupboard housing a recently installed combination boiler, newly installed on 5 March 2026, offering buyers added peace of mind.

BEDROOM ONE

3.16m x 3.12m (10'4" x 10'3")

A well-proportioned principal bedroom enjoying a pleasant outlook and enhanced by a charming Victorian-style feature fireplace, adding character and period appeal.

BEDROOM TWO

3.21m x 2.26m (10'6" x 7'5")

A comfortable bedroom complete with fitted triple wardrobes, offering excellent storage whilst maintaining a bright and airy feel thanks to the side-facing window.

BEDROOM THREE

2.29m x 1.91m (7'6" x 6'3")

A versatile room which could serve equally well as a child's bedroom, nursery, dressing room or home office, depending on a buyer's requirements.

BATHROOM

2.95m x 1.77m (9'8" x 5'10")

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. The room is complemented by tiled splashbacks and a rear-facing window providing natural light and ventilation.

OUTSIDE

The property benefits from an enclosed courtyard garden offering a low-maintenance outdoor space. Featuring a paved seating area and raised planters, it provides a pleasant area for relaxing outdoors.

Viewings

By appointment with the agents.

Special Notes

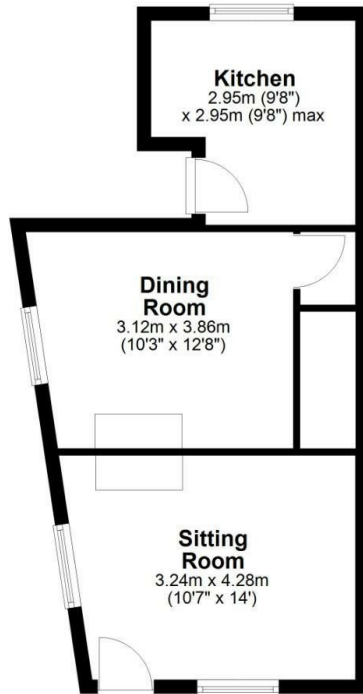
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.





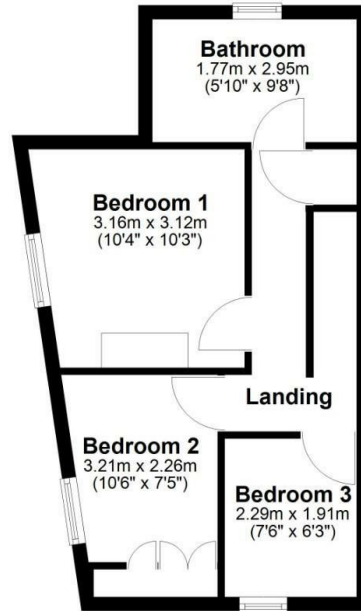
Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)

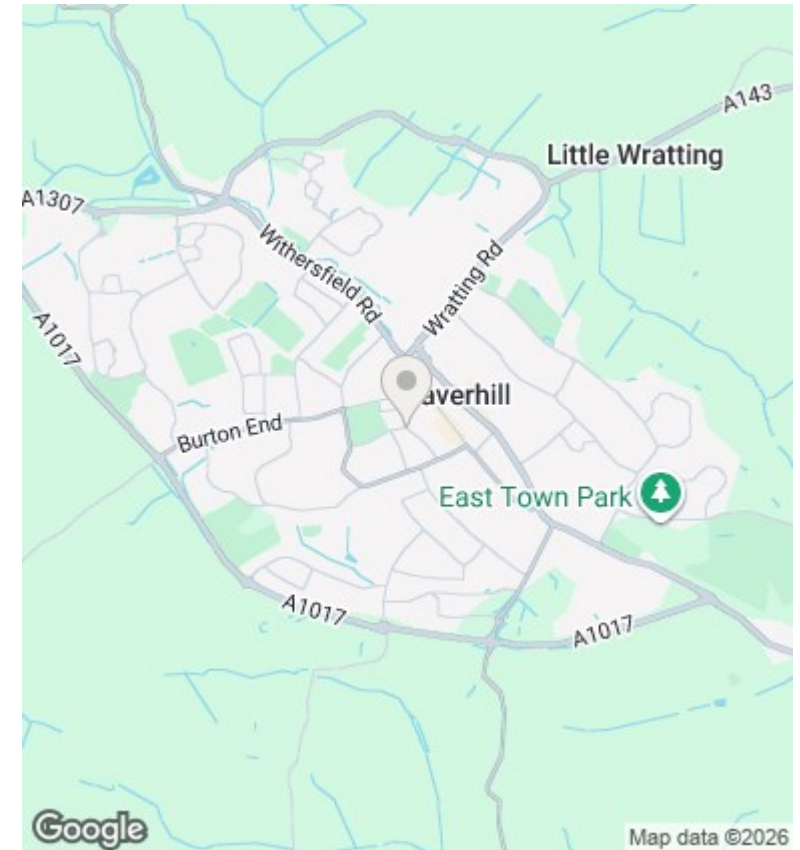


First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.6 sq. feet)



Directions

Viewings

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

Council Tax Band

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