



JAMIE WARNER
— ESTATE AGENTS —



37 Lordscroft Lane, Haverhill, CB9 0ER

£225,000

- Two bedroom Victorian cottage
- Bay-fronted sitting room
- Low-maintenance courtyard garden
- Heart of Haverhill location
- Character fireplaces throughout
- Gas radiator heating & double glazing
- Walk to leisure centre
- Victorian pine internal doors
- Off-road parking to rear

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CHARMING TOWN CENTRE HOME WITH PARKING

A lovely two bedroom Victorian cottage positioned right in the heart of Haverhill, perfectly placed for all the town centre amenities, the high street and just a short walk from the leisure centre. The property is full of character throughout, including Victorian pine internal doors, picture rails, a bay-fronted sitting room and original-style fireplaces. The layout offers two bedrooms and an independent bathroom on the first floor, along with double glazing, gas radiator heating, a courtyard-style rear garden and the rare benefit of off-road parking behind the property.



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 3.61m (11'10")

A warm and welcoming space set to the front of the house, featuring a lovely bay window and a charming Victorian-style fireplace that adds real character. The room enjoys plenty of natural light and leads through to:

Hall

Offering access to the dining room as well as stairs rising to the first floor.

Dining Room – 3.66m (12') x 3.05m (10')

A comfortable and versatile room overlooking the rear garden, featuring its own Victorian-style fireplace for added charm. Finished with laminate flooring, a radiator and a useful storage cupboard, it's perfectly placed for both everyday dining and entertaining.

Kitchen – 3.65m (12') x 2.25m (7'4") max

A bright dual-aspect kitchen fitted with a matching range of units and generous worktop space. There's a stainless-steel sink with drainer, plumbing for a washing machine, space for appliances, a fitted eye-level oven and ceramic hob with extractor. A stable door opens directly to the garden.

FIRST FLOOR

Landing

A lovely feature of the home, with a Victorian-style fireplace adding charm, laminate flooring and access to all first-floor rooms.

Bedroom 1 – 3.66m (12') x 3.61m (11'10")

A generous double bedroom set to the front of the property, featuring a central chimney breast with an attractive Victorian cast iron surround. The room enjoys good natural light and ample space for furniture.

Bedroom 2 – 3.07m (10'1") x 2.38m (7'10")

A well-proportioned second bedroom overlooking the rear garden, with laminate flooring, radiator and loft access via a pull-down ladder with light connected.

Bathroom

Nicely appointed with a modern three-piece suite comprising a vanity wash hand basin, double shower enclosure with power shower and glass screen, low-level

WC and heated towel rail. Window to rear.

OUTSIDE

To the front, the property sits behind a low brick wall with a stepped garden designed with railway-sleeper beds and a pathway leading up to the entrance door, giving the house a smart and classic kerb appeal.

The rear garden is a low-maintenance, fully enclosed space laid mainly to paving, offering plenty of room for outdoor seating or a dining setup. There is a timber storage shed, external access via a rear gate, and a useful brick outbuilding along the boundary.

Beyond the rear gate, a shared residents' access leads through to a private driveway providing parking for a couple of vehicles — a rare benefit for this style of home.

Viewings

By appointment with the agents.

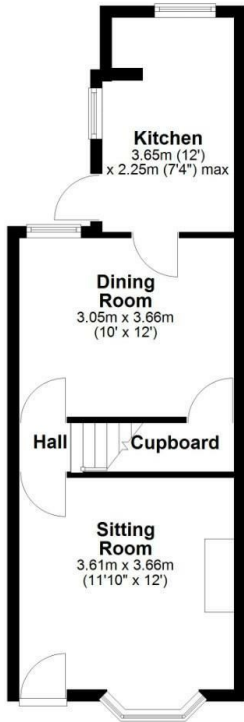
Special Notes

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.

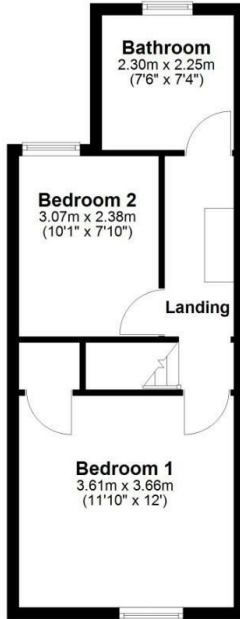




Ground Floor
Approx. 36.5 sq. metres (392.9 sq. feet)



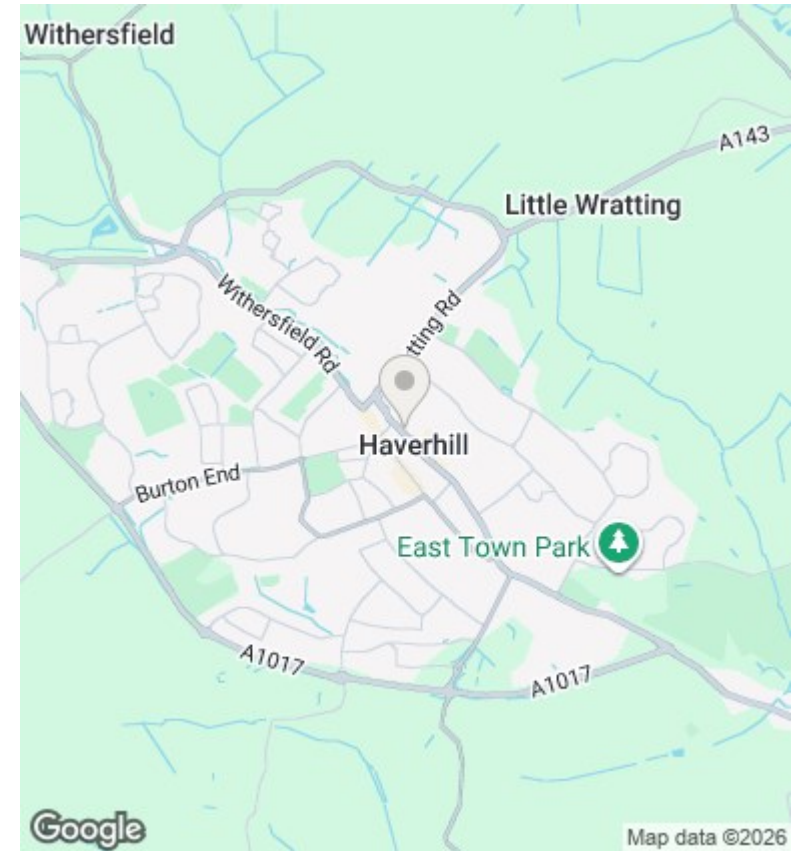
First Floor
Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.3 sq. feet)

Viewings

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



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	