



# JAMIE WARNER

— ESTATE AGENTS —



## 10 Mill Road, Haverhill, CB9 8BD

Guide Price £185,000

- Two Generous Bedrooms
- Cellar
- First Floor Bathroom With Roll Top Bath
- No Onward Chain
- Sitting Room With Feature Fireplace
- Double Glazing
- Town Centre Location
- Kitchen/Dining Room
- Gas Radiator Heating
- Pleasant Rear Garden

## 10 Mill Road, Haverhill CB9 8BD

Hey, check out this adorable cottage in the heart of Haverhill! It has everything you need: two spacious bedrooms, a cozy sitting room with a beautiful fireplace, a good-sized kitchen dining room, a cellar prime for conversion, and a lovely bathroom with a luxurious roll top bath. Plus, the outside is a great with its low maintenance south-facing garden. This property is being sold with no onward chain. Don't miss out!



Council Tax Band: A



### Entrance Hall

Stairs to first floor, entrance door, door to:

### Sitting Room

12'0" x 11'9"

The sitting room features a window to the front, a beautiful fireplace with a marble and timber surround, a radiator, and double doors leading to the kitchen.

### Kitchen/Dining Room

10'0" x 14'11"

The kitchen is equipped with a set of matching base and eye level units, featuring rounded worktops. It includes a stainless steel sink unit with a single drainer and mixer tap, plumbing for a washing machine, space for a fridge and cooker, a window to the rear, and a door leading to the rear garden. Additionally, there is a radiator, wooden flooring, and a wall-mounted gas boiler that serves the heating system and provides domestic hot water. The kitchen also has a door that provides access to the cellar.

### Cellar

12'0" x 11'1"

The cellar is already equipped with power and light, has a window at the front, and features brick flooring. Following a conversion, it would serve as a great additional room.

### Landing

The landing grants access to all first-floor rooms, and it also includes a convenient built-in storage cupboard that houses the hot water cylinder.

### Bedroom 2

10'0" x 7'6"

Bedroom 2 features a window overlooking the garden at the rear. It is equipped with a radiator and boasts pine flooring.

### Bedroom 1

8'10" x 11'9"

There is a window to the front, as well as fitted triple wardrobes with sliding doors. The room features a radiator and pine flooring, along with a convenient built-in storage cupboard.

### Bathroom

The bathroom features a three-piece suite, including a roll top bath with a shower attachment and a telephone-style mixer tap. There is also a pedestal wash hand basin and a low-level WC. The walls are tiled to half height, and there is a window to the rear. Additional features include a storage cupboard, a radiator, and pine flooring.

### Outside

Immediately from the house, there is a timber decking in the rear garden that then steps

down to a small artificial lawn. Behind a gate lies a residents access and more garden space. In this area, you'll find a shed of good size, along with a small seating area.

### Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

### Viewings

By appointment with the agents.

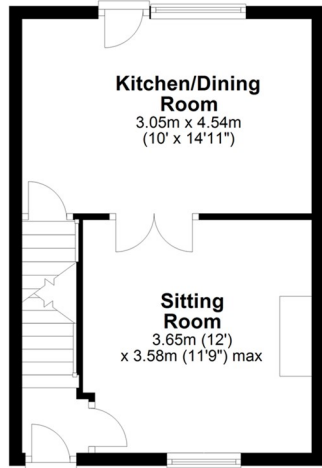
### Special Notes

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 the property is sold as seen and is the responsibility of the owner.
3. Floorplans are produced to provide a general representation of the accommodation.



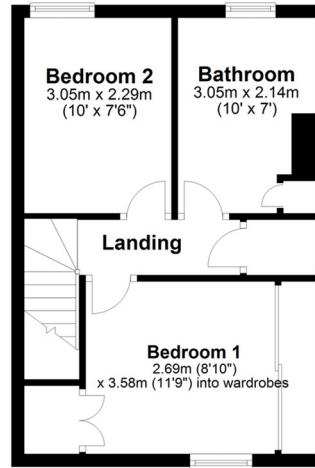
### Ground Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



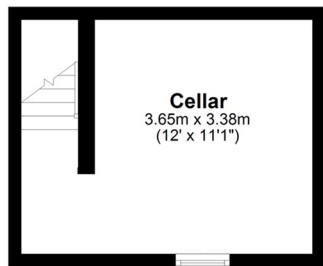
### First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)

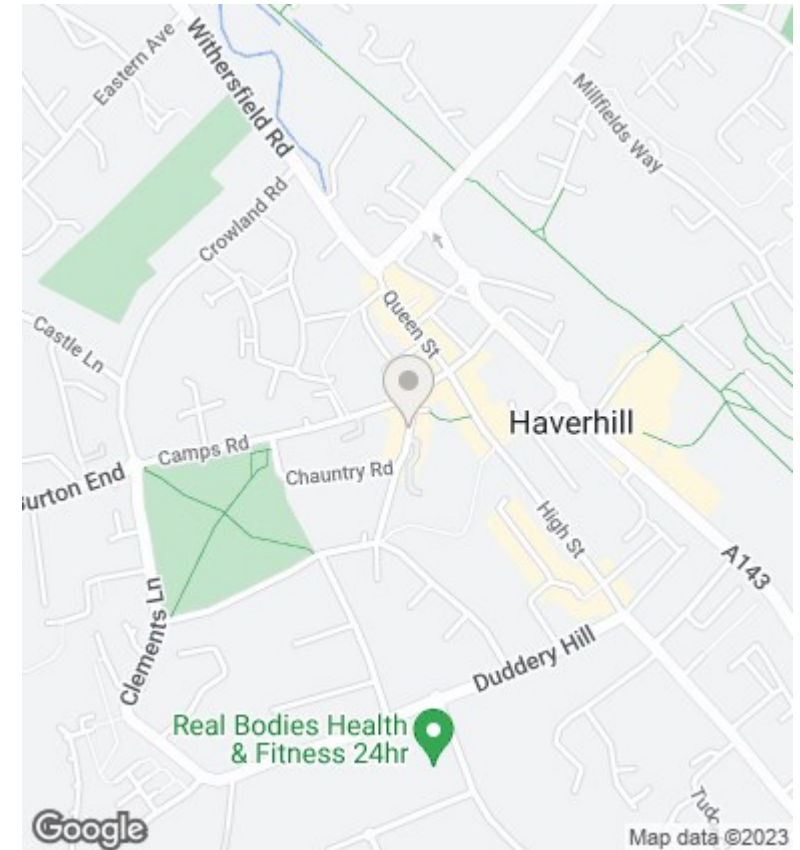


### Basement

Approx. 16.5 sq. metres (177.6 sq. feet)



Total area: approx. 78.1 sq. metres (840.9 sq. feet)



## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		
England & Wales		EU Directive 2002/91/EC