



JAMIE WARNER  
— ESTATE AGENTS —



## 68 Hamlet Road, Haverhill, CB9 8QQ

Guide Price £240,000

- Three Bedrooms
- Dining Room
- Gas Radiator Heating
- Extended Victorian House
- Kitchen/Dining Room
- Town Centre Location
- Sitting Room
- Generous Rear Garden
- No Onward Chain

## 68 Hamlet Road, Haverhill CB9 8QQ

A charming and extended Victorian property offering three spacious bedrooms, a ground floor bathroom, and a well-appointed kitchen/dining room. The home features a separate lounge and dining room, perfect for entertaining. Boasting a large rear garden, this freehold property is conveniently located in the town centre and falls under Council Tax Band B. With no onward chain, this is an excellent opportunity to secure a delightful period home.



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.

## 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.

## Living Room

14'2" x 11'9"

A bright and inviting space featuring a large front-facing window, radiator, and a charming wood-burning stove.

## Dining Room

12'0" x 7'8"

Cozy and functional, with a rear-facing window, radiator, and an open fireplace adding warmth and character.

## Rear Hall/Lobby

Provides access to the courtyard garden via a side door. Includes a radiator for added comfort.

## Bathroom

Equipped with an obscure side-facing window for privacy, a radiator, and a fully paneled bath with a mixer tap and shower overhead. Features a sink with a mixer tap for convenience.

## Kitchen/Breakfast Room

15'3" x 7'8"

A well-proportioned kitchen with a door leading to the garden and windows overlooking both the rear garden and courtyard. Offers a matching range of

base and eye-level units, a sink with drainer, and plumbing for a washing machine and dishwasher. Includes space for a fridge freezer, making it functional and versatile.

## FIRST FLOOR

### Bedroom 1

12'0" x 7'8"

A well-sized bedroom with a window, radiator, and a built-in storage cupboard.

### Bedroom 2

11'9" x 8'2"

A comfortable bedroom featuring a window and radiator.

### Bedroom 3

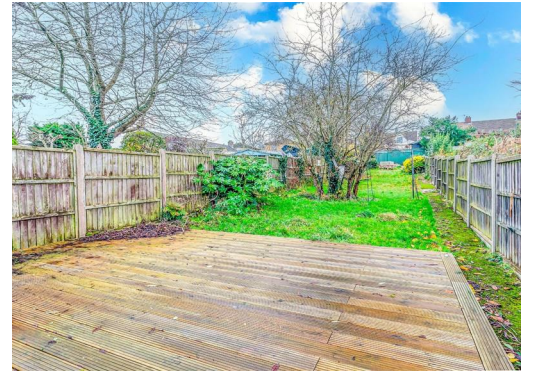
9'6" x 8'5"

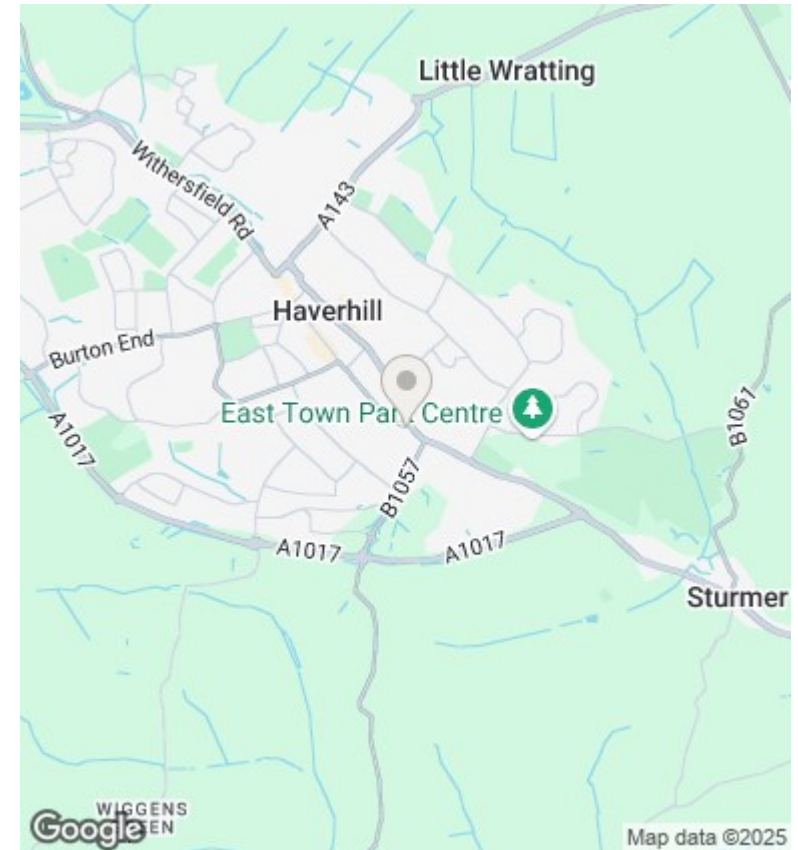
Includes a window, radiator, and a convenient recess area for storage.

## Outside

The property boasts a delightful courtyard located between the kitchen and dining room, accessible through the rear lobby door. The rear garden is a standout feature, offering ample space for leisure and entertaining. Steps lead up to a large decked area, ideal for seating and socializing. The majority of the garden is laid to lawn, enclosed by timber fencing for privacy. Toward the back, there is an additional seating area, currently finished with shingle. A side pathway provides access to a front-facing gate.







## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         | 88        |
| (81-91)  | B |                         |           |
| (69-80)  | C | 68                      |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |