



JAMIE WARNER
— ESTATE AGENTS —



13 Broad Street, Haverhill, CB9 9HD

£220,000

- Victorian home in cul-de-sac location
- Modern kitchen fitted kitchen
- Gas radiator heating
- Three good-sized bedrooms
- Ground floor shower room
- Sought-after town centre setting
- Two reception rooms with open-plan flow
- Long, private rear garden
- No onward chain

13 Broad Street, Haverhill CB9 9HD

CHARACTERFUL VICTORIAN HOME IN HAVERHILL'S ONLY VICTORIAN CUL-DE-SAC

Located on the well-regarded Broad Street, Haverhill's only Victorian cul-de-sac, this three-bedroom period home is offered with no onward chain. The property retains plenty of original charm while benefiting from a modernised kitchen and practical ground floor shower room. Offering a great canvas for buyers keen to update and style to their own taste, the accommodation includes two reception rooms, a spacious rear garden, and three good-sized bedrooms — all in a quiet yet convenient town centre location.



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

Entrance Hall

A welcoming entrance with stairs rising to the first floor and access to the

main living spaces. Radiator.

Dining Room – 3.52m (11'7") x 3.32m (10'11")

Positioned to the rear of the property with a pleasant outlook over the garden, this generous dining area features a radiator and provides access to the kitchen. An open archway leads through to the sitting room, creating a sociable, open-plan feel.

Sitting Room – 3.61m (11'10") x 3.38m (11'1")

A cosy and comfortable front-facing room with feature fireplace, radiator, and window to the front aspect. Open plan to the dining room, making it perfect for family living or entertaining.

Kitchen – 2.75m (9') x 2.74m (9')

Well-equipped with a matching range of base and eye-level units with round-edged worktops, this kitchen includes a ceramic sink with drainer and mixer tap, integrated fridge/freezer, built-in ceramic hob with extractor over, eye-level electric fan-assisted oven, and integrated microwave. Plumbing for washing machine. Tiled flooring, radiator, and a window to the side.

Shower Room

A practical ground floor addition, fitted with a three-piece suite including a double shower enclosure with electric shower, wall-mounted wash hand basin, and low-level WC. Fully tiled splashbacks, two rear-facing windows overlooking the garden, radiator, and wall-mounted gas boiler serving the heating and hot water.

First Floor

Bedroom 1 – 4.45m (14'7") x 3.57m (11'9")

A bright and spacious double bedroom with a large window to the front aspect

and radiator.

Bedroom 2 – 3.36m (11') x 2.57m (8'5")

A comfortable rear-facing bedroom enjoying views over the garden.

Radiator.

Bedroom 3 – 2.75m (9') x 2.74m (9')

Also enjoying a rear aspect with views over the garden, this versatile third bedroom includes a radiator.

Outside

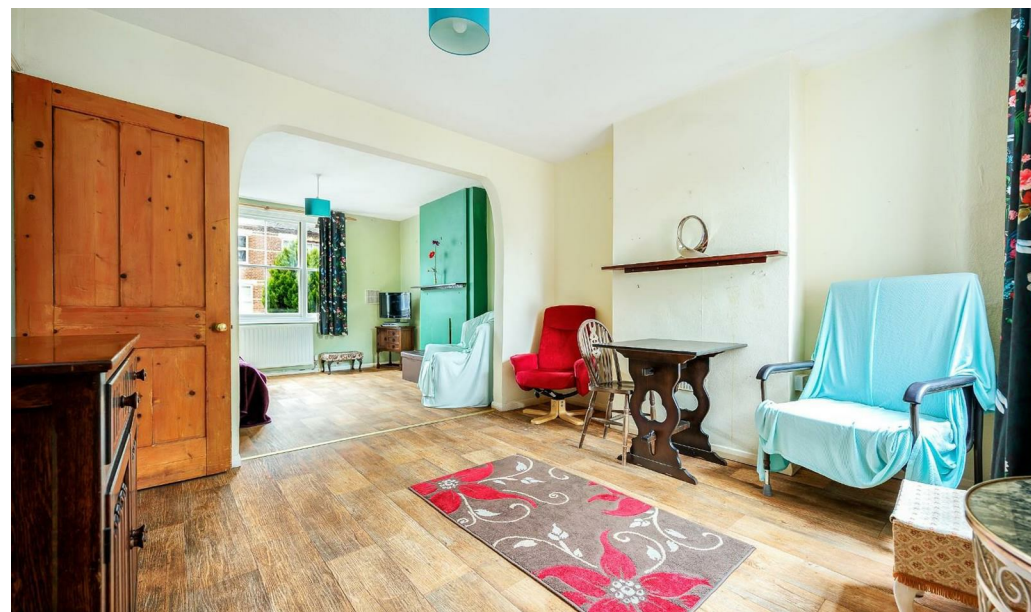
The rear garden is a particular feature of the home – long, private, and full of established planting. Laid mainly to lawn and framed by mature shrubs and trees, it offers a peaceful green space with excellent privacy. A timber shed is positioned at the far end, ideal for storage or hobbies, and the garden provides a tranquil setting that could be further enhanced with seating or landscaping.

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.







Viewings

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

