



JAMIE WARNER

— ESTATE AGENTS —



7 The Pightle, Haverhill, CB9 0ES

Guide Price £210,000

- Three/Four Bedrooms
- Bathroom & Shower Room
- Gas Radiator Heating
- Residents Permit Car Park
- Kitchen/Breakfast Room
- Downstairs WC
- Town Centre Location
- No Chain

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This magnificent Victorian property, located in the heart of town, presents an incredible opportunity for investors seeking a lucrative income through House in Multiple Occupation (HMO). It also appeals to potential buyers looking to add their personal touch. With 5 bedrooms as (HMO), two reception rooms, a downstairs WC, a bathroom, and a separate shower room, this home offers generously proportioned living spaces suitable for the whole family. While some renovation is needed to unleash its full potential, this delightful house has the potential to be transformed into a stunning family home or a great starter property.



Council Tax Band: A

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.

THE PROPERTY

The property has been operating as a House in Multiple Occupation (HMO) for several years, and many tenants have established long-term residency. They have expressed their desire to continue residing in the property if it is acquired by an investor landlord. However, the current landlord will notify all tenants in the event that a potential buyer intends to use the property for conventional living purposes. This means that the property will be vacant upon completion of the sale.

Attention, landlords!

4 Rooms available at £440 per calendar month
1 Room available at £390 per calendar month
Total monthly income: £2150
Total annual income: £25,800



EPC Rating:

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

Viewings

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

