







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

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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 vet 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 roundedged worktops, this kitchen includes a ceramic sink with drainer and mixer tap, integrated fridge/freezer, built-in ceramic hob with extractor over, eyelevel 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.





















Total area: approx. 83.2 sq. metres (895.4 sq. feet)

Viewings

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





