

Bychoice

ESTATE AGENTS



Hamlet Road, Haverhill

£365,000

Property Summary

This beautiful, character-filled home offers a rare opportunity to own a piece of history in a prominent town centre location. Situated under the shadow of the Old Independent Church, the property boasts four bedrooms, dressing room, tandem garage, bathroom, WC, walled gardens & solar panels.

BEAUTIFUL CHARACTER HOME
FOUR DOUBLE BEDROOMS
DRESSING ROOM
INTEGRATED TANDEM GARAGE
CELLAR
WEALTH OF CHARACTER THROUGHOUT



THE PROPERTY

This beautiful, character-filled home offers a rare opportunity to own a piece of history in a prominent town centre location. Situated under the shadow of the Old Independent Church, the property boasts an impressive amount of living space, including four double bedrooms, two reception rooms, a cellar, a double-length garage, and walled gardens.

As you approach the property, you'll be immediately inspired by its prime location, just a short walk from the town centre and its amenities. The integrated garage with an electric roll-up door (& remote control access) provides peace of mind and convenience when returning home.

Step inside to a grand entrance hall, where panelled walls and wood flooring create a welcoming ambiance. The entrance hall also features stairs to the first floor and a ground floor WC. The kitchen offers a generous range of base and eye-level units with solid wood worktops over, an inset ceramic butler sink, space for a range cooker, fridge/freezer, and washing machine, along with a built-in dishwasher. There is also a fitted water softener.

KITCHEN/BREAKFAST ROOM

14'5" x 11'6" (4.40 m x 3.50 m)

DINING ROOM

16'1" x 13'1" (4.90 m x 4.00 m)

SITTING ROOM

12'2" x 11'10" (3.70 m x 3.60 m)

BEDROOM ONE

15'5" x 11'10" (4.70 m x 3.60 m)

DRESSING ROOM

13'1" x 8'2" (4.00 m x 2.50 m)



BEDROOM TWO

13'9" x 10'6" (4.20 m x 3.20 m)

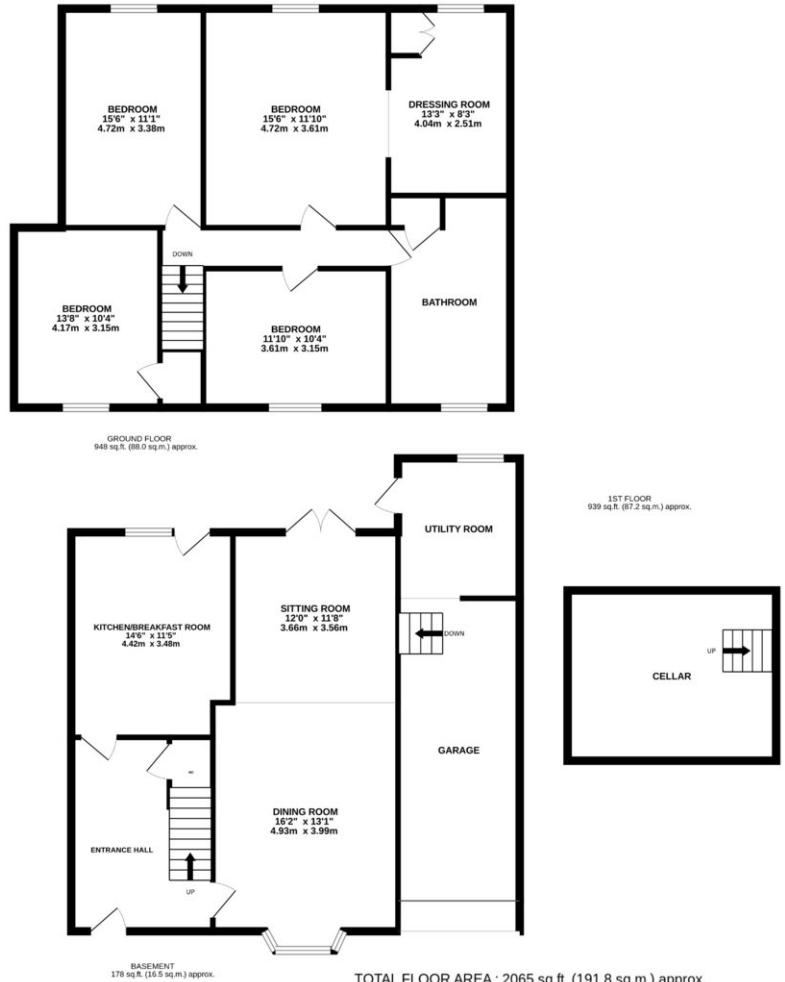
BEDROOM THREE

15'5" x 11'2" (4.70 m x 3.40 m)

BEDROOM FOUR

11'10" x 10'6" (3.60 m x 3.20 m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Additional Information

Tenure: Freehold
Council Tax Band: C
Local Authority: West Suffolk Council
Post Code: CB9 8EE

Viewings by appointment only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.