

Summary

This beautiful Victorian home, located conveniently close to the town centre, exudes charm and character throughout. Offering stylish & well presented accommodation including two double bedrooms, bathroom & WC, cellar, two reception rooms & a low maintenance garden.

Description

Approximate Room Sizes

THE PROPERTY This beautiful Victorian home, located conveniently close to the town centre, exudes charm and character throughout. As you approach, you're greeted by a small block-paved front garden, adding to the property's curb appeal.

Step inside to discover a stylish dining room adorned with beautiful features such as wall lighting and a feature fireplace, creating a warm and inviting atmosphere. Next, the lounge is bright and beautiful, also featuring a charming fireplace, making it a perfect space for relaxation. From the lounge, a staircase leads down to a tanked and lined cellar, providing additional versatile accommodation that could be

used for anything from a gym to a cinema room.

The stylish kitchen offers a good range of units with worktops over, with space and plumbing for appliances. This functional space flows seamlessly into a utility area and a ground floor cloakroom, adding to the home's practicality.

On the first floor, you'll find two beautiful double bedrooms, each offering ample space and comfort. One of the bedrooms provides access to the modern family bathroom, which also houses the replacement combi-boiler, ensuring efficiency and convenience.

Externally, the property boasts a private, low-maintenance garden, perfect for enjoying outdoor

activities and relaxation. Nearby on-street parking is available at the bottom of Primrose Hill, on Burton End.

This charming Victorian home combines historical character with modern conveniences, making it an ideal choice for those seeking a stylish and comfortable living space close to the town centre.

DINING ROOM 11' 10" x 10' 0" (3.63m x 3.07m)

INNER HALL

LOUNGE 11' 10" x 10' 9" (3.63m x 3.3m)

KITCHEN 7' 6" x 7' 6" (2.29m x 2.29m)

CLOAKROOM

CELLAR 11' 8" x 9' 8" (3.58m x 2.95m)

First Floor:

BEDROOM ONE 12' 0" x 10' 11" (3.66m x 3.33m)

BATHROOM

BEDROOM TWO 11' 10" x 10' 0" (3.63m x 3.07m)

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All mains services

Post Code – CB9 9LS

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: haverhill@bychoice.co.uk

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

Primrose Hill | Haverhill | CB9 9LS

This beautiful Victorian home, located conveniently close to the town centre, exudes charm and character throughout. Offering stylish & well presented accommodation including two double bedrooms, bathroom & WC, cellar, two reception rooms & a low maintenance garden.

£210,000

- TWO BEDROOM VICTORIAN COTTAGE
- BATHROOM & WC
- STYLISH ACCOMMODATION THROUGHOUT
- TANKED & LINED CELLAR
- LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- CUL-DE-SAC