



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

6 Duddery Hill, Haverhill, Suffolk, CB9 8DW

A well presented mid terrace two bedroom property within walking distance of the town centre. The property comprises kitchen, lounge/diner, two bedrooms, bathroom and two allocated parking spaces. Available January 2026. EPC Rating C.

£995 PCM

- Two Bedrooms
- Rear Garden
- Lounge/ Diner
- Two Allocated Parking Spaces
- Available End of August
- EPC Rating C



ACCOMMODATION with approximate room sizes

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs, open plan to Kitchen, double door to Storage cupboard.

KITCHEN

11'5" x 6'11" (3.47 x 2.10 (3.45 x 2.11))

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, window to front, radiator

LOUNGE/DINER

14'5" x 13'2" max (4.39 x 4.01 max)

Window to rear, two radiators, door to garden, door to Storage cupboard.

FIRST FLOOR

LANDING Door to:

BEDROOM 1

13'2" x 8'11" (4.01 x 2.71)

Window to rear, radiator.

BEDROOM 2

13'1" x 9'11" max (4.00 x 3.02 max)

Window to front, radiator, door to Storage cupboard.

BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, radiator

ALLOCATED PARKING

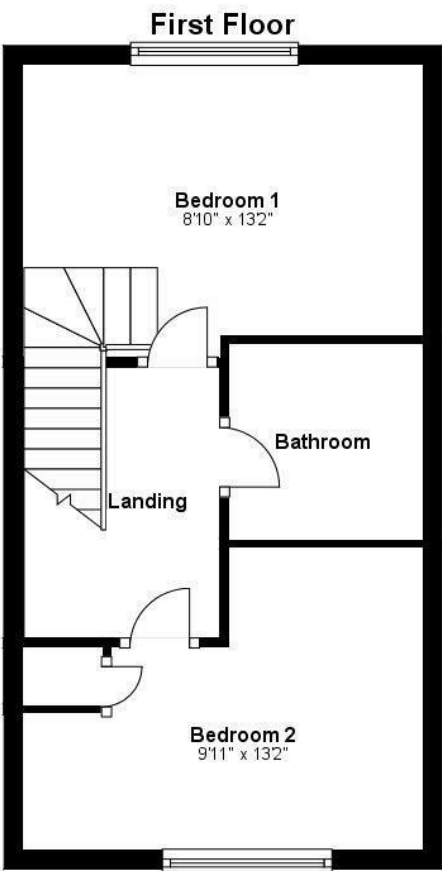
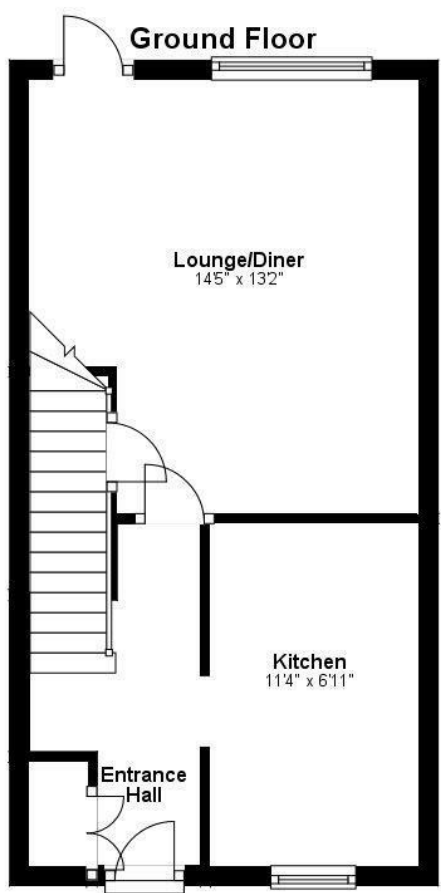
The property benefits from two allocated parking spaces.

Holding Deposit

£225.00

Material Information

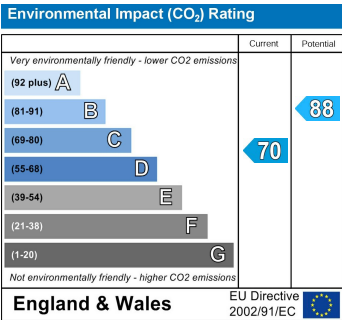
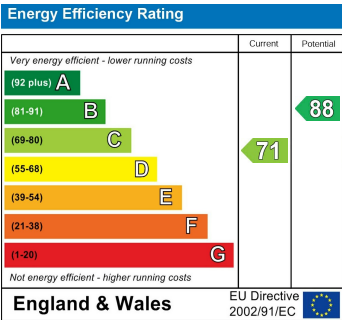
For more information on this property please refer to the Material Information brochure on our Website



Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

