



Duddery Hill, Haverhill, CB9 8DW

**CHEFFINS**

## Duddery Hill

Haverhill,  
CB9 8DW

A two bedroom terraced house conveniently located for the town centre offering rear garden and two parking spaces. The property comprises kitchen, sitting room, two bedrooms, and bathroom. Available 12th June 2026.

- Two Bedrooms
- Kitchen
- Lounge/Diner
- Two Parking Spaces
- EPC Rating C
- Council Tax Band B



**£995 PCM**





## GROUND FLOOR

### Entrance Hall

Storage cupboard, stairs to first floor, doors to:

### Kitchen

Window to front, wall and base units with worktop over, cooker, space for fridge freezer, plumbing for washing machine

### Lounge / Diner

Door to garden, window to rear, storage cupboard

## FIRST FLOOR

### Bedroom 1

Window to rear

### Bedroom 2

Window to front, storage cupboard

### Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level wc

## OUTSIDE

Rear garden with patio area and laid to lawn. Gated rear access. Two parking spaces in allocated parking area to side of terrace

## Holding Deposit

£229.00

## Material Information

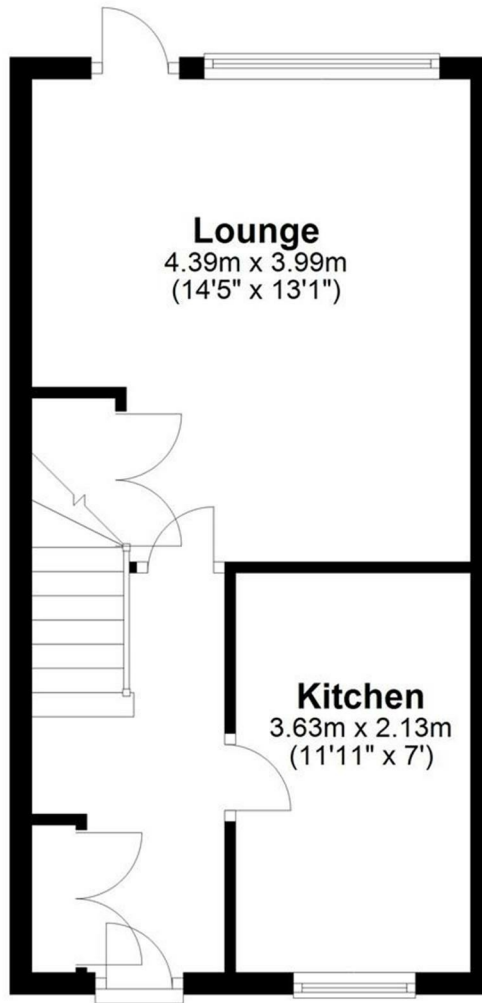
For more information on this property please refer to the Material Information brochure on our Website



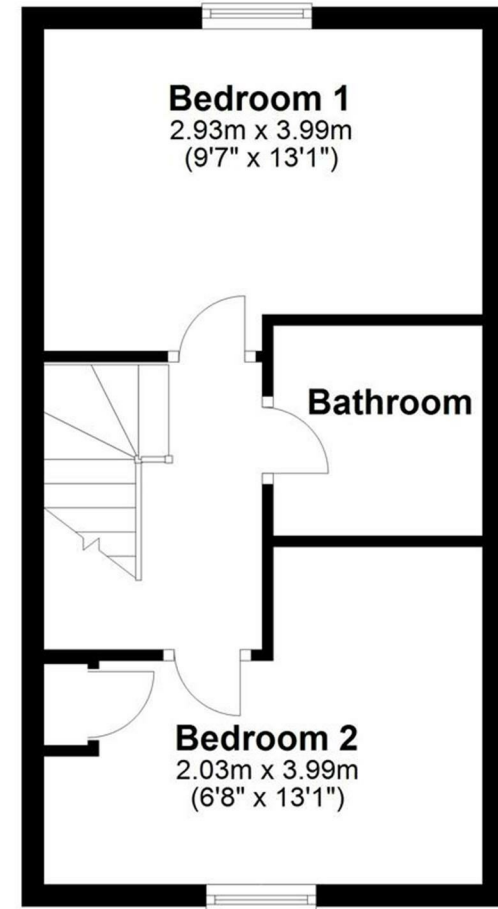
#### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>88</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>72</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Ground Floor



### First Floor



#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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