



Duddery Hill, Haverhill, CB9 8DW

**CHEFFINS**



## Duddery Hill

Haverhill,  
CB9 8DW

- Two Bedrooms
- Kitchen / Dining Room
- Sitting Room
- Allocated Parking
- Close To Town Centre & Amenities
- No Onward Chain

A generous and conveniently located two bedroom property benefiting from a kitchen / diner, sitting room with patio doors leading to the garden and allocated parking. Offered for sale with no onward chain. (EPC Rating C).

2 1 1

**Guide Price £205,000**





## LOCATION

Haverhill is a thriving and popular market town and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.



## GROUND FLOOR

ENTRANCE HALL Radiator, stairs, door to: <

SITTING ROOM 3.96m x 3.62m (13' x 11'10")  
Window and door to garden, radiator, door to  
under stairs Storage cupboard.

KITCHEN/DINER 3.96m x 2.90m (13' x 9'6") max.  
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 and tumble  
drier, window, radiator.

## FIRST FLOOR

LANDING Window, door to Airing cupboard,  
door to:

BEDROOM 1 3.18m x 2.92m (10'5" x 9'7") max.  
Window, radiator, door to storage cupboard.

BEDROOM 2 2.76m x 2.17m (9'1" x 7'1") Window,  
radiator.

BATHROOM Fitted with three piece suite  
comprising panelled bath, vanity wash hand  
basin and low-level WC, heated towel rail,  
obscure window.

PARKING The property has the benefit of  
allocated parking adjacent to the property

OUTSIDE The property has a low maintenance  
rear garden which is laid to patio and enclosed  
by timber fencing. There is a side access gate  
leading to the parking area.

MATERIAL INFORMATION - Tenure - Freehold  
Council Tax Band - B




## VIEWINGS

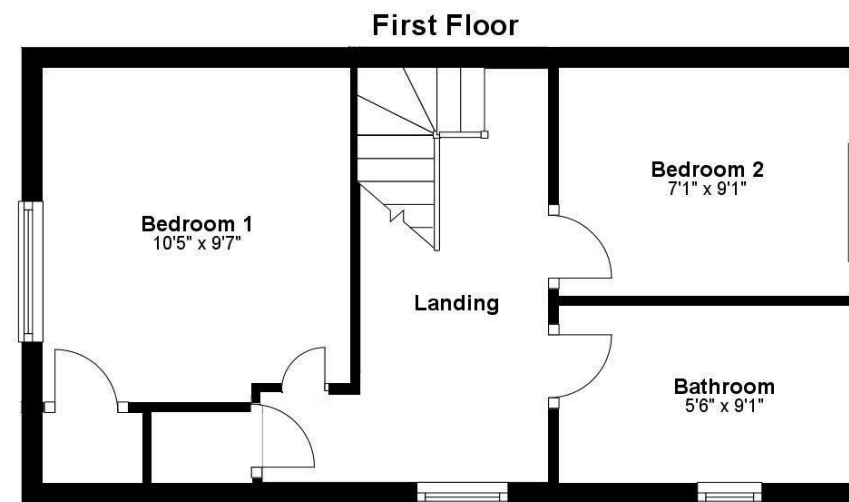
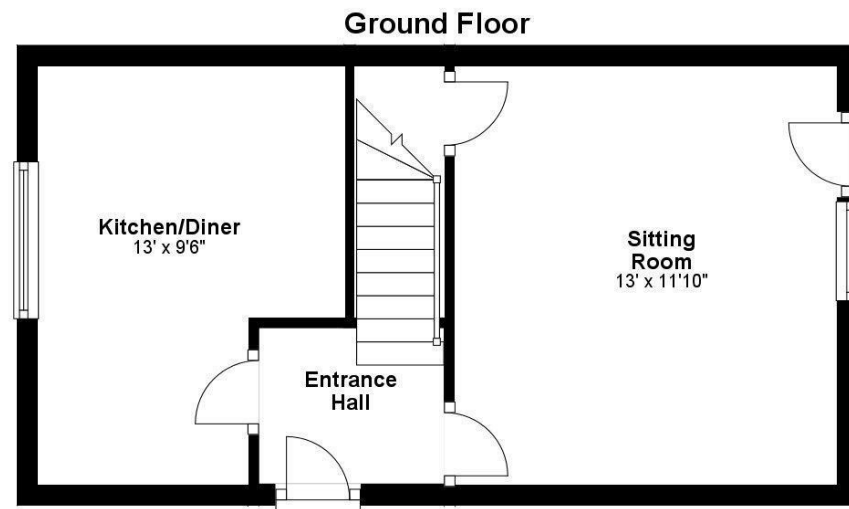
By appointment through the Agents.

## SPECIAL NOTES

1. None of the fixtures and fittings are included  
in the sale unless specifically mentioned in  
these particulars.
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		



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 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - West Suffolk Council

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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.