



Duddery Hill, Haverhill, CB9 8DP

CHEFFINS

Duddery Hill

Haverhill,
CB9 8DP

Set on a desirable corner plot, this three bedroom semi-detached property boasts a generous outdoor area, offering ample potential for landscaping or extending (STPP). Whilst the house requires renovation, this presents a unique chance for buyers to enhance the property to their taste. Benefitting from a ground floor shower room, first floor bathroom, two reception rooms, garage and driveway. (EPC Rating TBC)

LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, 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.

3 1 2

Guide Price £280,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, doors to living room and kitchen.

LIVING ROOM

Window to front, boarded fireplace with brick surround, radiator.

KITCHEN/DINING ROOM

Fitted with matching base and eye level units with worktop over, electric oven, 4 ring electric hob with extractor over, stainless steel sink, electric fireplace, radiator, French doors to conservatory, door to inner hall.

CONSERVATORY

Brick built with polycarbonate roof, French doors to rear garden.

INNER HALL

Two doors to side, door to utility, door to shower room.

UTILITY

Base cupboards with worktop over, plumbing and space for washing machine, stainless steel sink, window to side.

SHOWER ROOM

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, towel rail.

FIRST FLOOR

LANDING

Doors to all rooms.

BEDROOM ONE

Window to front, radiator, storage cupboard.

BEDROOM TWO

Window to rear, radiator, storage cupboard.

BEDROOM THREE

Window to front, radiator, storage cupboard.

BATHROOM

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, towel rail.

GARAGE AND DRIVEWAY

Single garage and driveway providing off road parking for one vehicle.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.

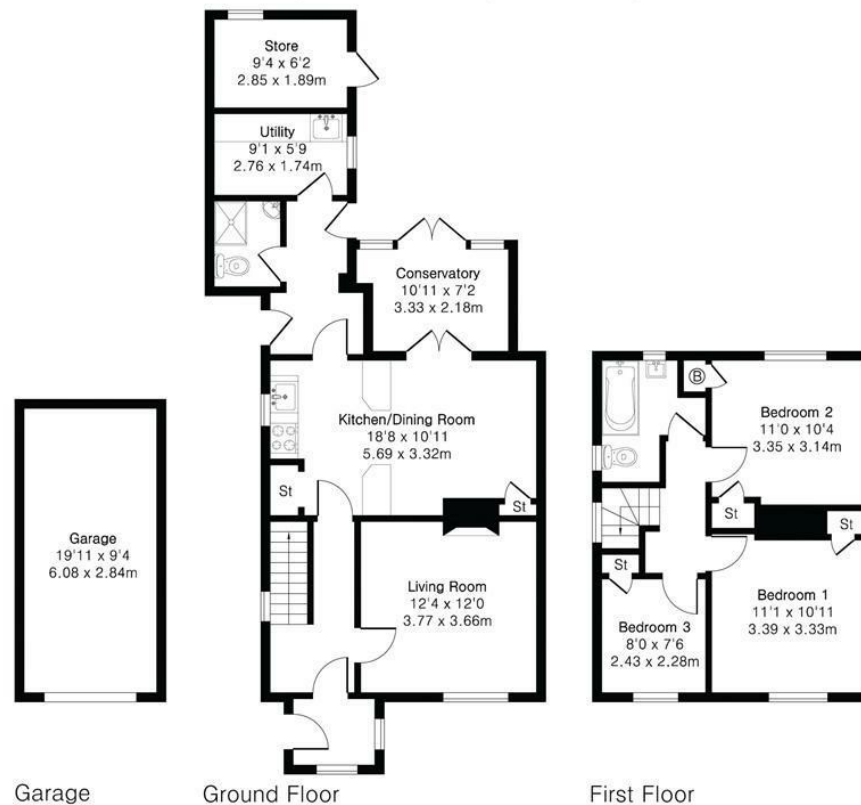


**Approximate Gross Internal Area 1195 sq ft - 111 sq m
(Excluding Garage)**

Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 437 sq ft – 41 sq m

Garage Area 186 sq ft – 17 sq m



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

Guide Price £280,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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



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