



7 Duddery Hill, Haverhill, CB9 8DW

£212,500

- Offered with no onward chain
- Kitchen/diner
- Gas radiator central heating
- Spacious two-bedroom layout
- Private, low-maintenance rear garden
- Central location
- Bright sitting room
- Allocated off-road parking
- Allocated parking

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A WELL-PROPORTIONED TWO-BEDROOM HOME WITH PRIVATE GARDEN, ALLOCATED PARKING, AND NO ONWARD CHAIN – IDEAL FOR FIRST-TIME BUYERS OR INVESTORS.

Situated in a popular residential area, this spacious home offers a bright sitting room with patio doors to the garden, a generous kitchen/diner, and two bedrooms upstairs. Additional features include gas central heating, double glazing, a low-maintenance rear garden with side access, and allocated parking directly adjacent to the property.



Council Tax Band: B



Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

Accommodation

Ground Floor

Entrance Hall – With radiator and stairs to the first floor.

Sitting Room (3.96m x 3.62m) – Bright and welcoming with patio doors to the garden, radiator, and handy downstairs storage.

Kitchen/Diner (3.96m x 2.90m max) – Fitted units, stainless steel sink, and space for your appliances and dining table. A window to the front provides ample natural light.

First Floor

Landing – With window and airing cupboard.

Bedroom 1 (3.18m x 2.92m max) – Generous main bedroom with built-in storage and a window to the front.

Bedroom 2 (2.76m x 2.17m) – Ideal guest room, nursery or home office. Window to the rear overlooking the garden.

Bathroom – Fitted with bath, WC, vanity unit, heated towel rail, and obscure window providing natural light.

Outside

Enjoy a private rear garden that's fully enclosed and paved for easy upkeep. A side gate provides access to the allocated parking space just beyond.

Parking

The property benefits from convenient allocated parking within the residents parking area.

Viewings

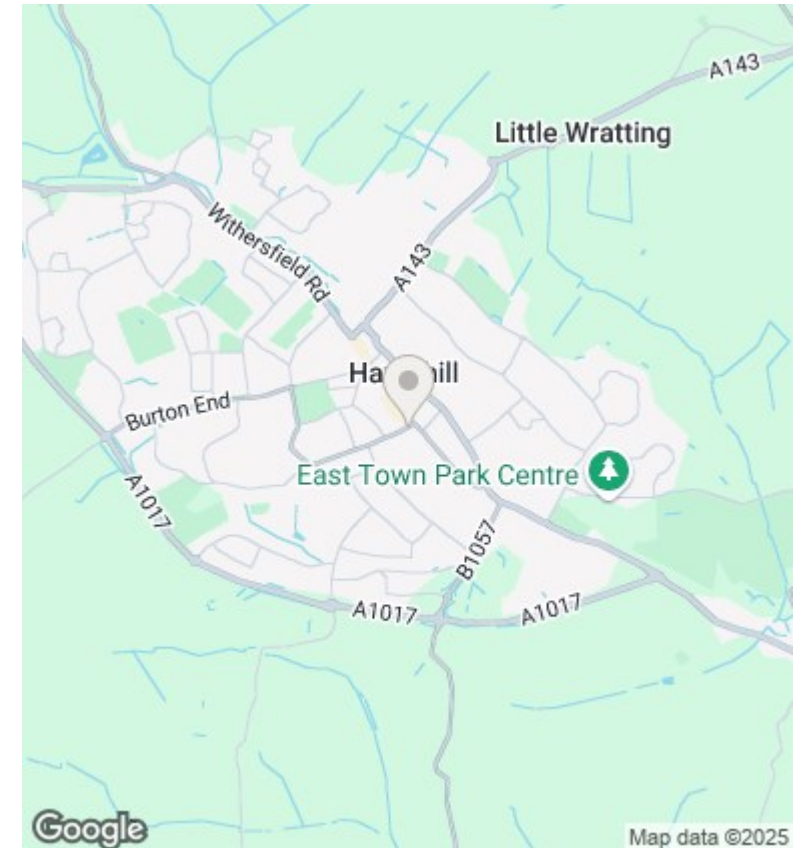
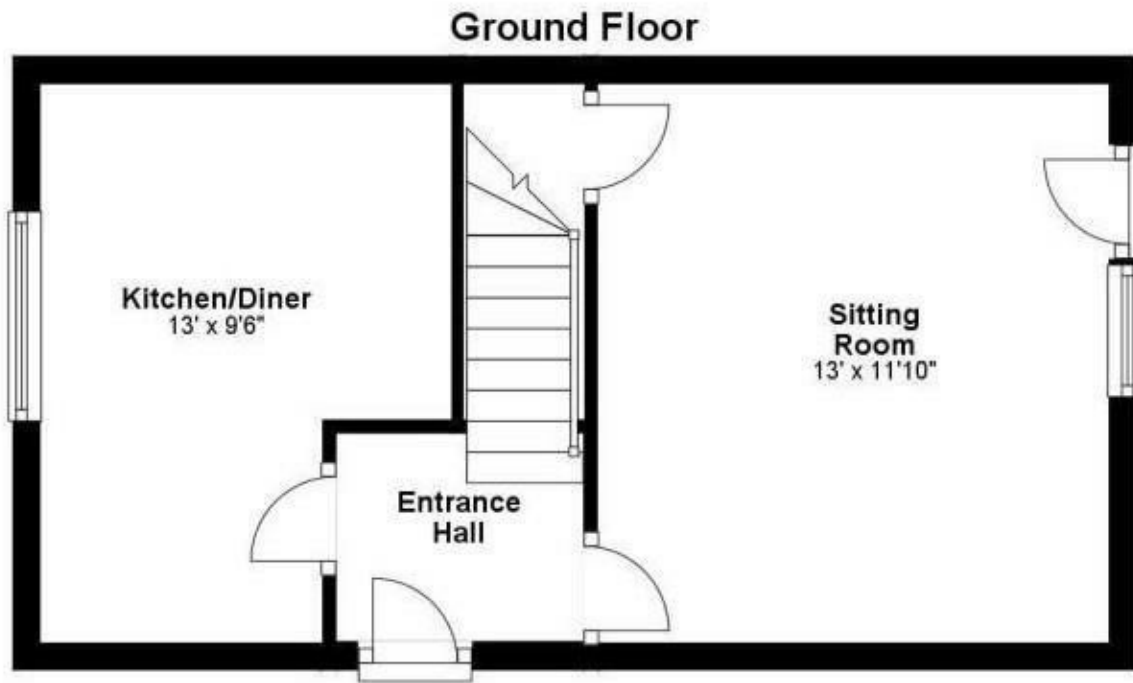
By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
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.







Directions

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

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 

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