



Duddery Road, Haverhill, CB9 8EA

CHEFFINS

Duddery Road

Haverhill,
CB9 8EA

We are currently fully booked for viewings - Please call the office to be added to a cancellations list. A well presented three bedroom town house located close to the town centre. The property has a wealth of period features and benefits from a kitchen diner, courtyard rear garden, large landing and bathroom. Available 16th May 2024.



£1,050 PCM



- Three Bedrooms
- Lounge
- Kitchen / Diner
- EPC Rating D
- Council Tax Band B
- Minimum 12 Month Tenancy



GROUND FLOOR

Lounge

Entrance door, brick feature fireplace with shelves and storage cupboards on each side, door to:

Inner hall

Stairs to first floor, door to:

Kitchen Diner

Fitted with matching wall and base units with work top over, oven and hob over, plumbing for washing machine, under stairs storage cupboard, doors to courtyard garden, door to:

Utility

Plumbing for appliances,

FIRST FLOOR

Landing

Stairs to second floor, doors to:

Bedroom 2

Window to front, feature fireplace

Bedroom 3

Window to rear

Bathroom

Window to rear, bath with shower over, wash hand basin and wc

SECOND FLOOR

Landing

Open landing providing additional storage/living space, window to front

Bedroom 1

Window to rear

OUTSIDE

Enclosed rear garden, gravel with paved pathway through.

Lettings Agents Notes

Deposit - £1211

Holding Deposit - £242

EPC - D

Local Authority - West Suffolk Council

Council Tax - B

Square Foot - 871.87

Property Type - Townhouse

Property Construction - Red Brick, Tiled Roof

Parking - Council Controlled Permit, On Street,

Tenant to obtain and pay for their own permit. Currently £45 per year for one car, £60

per year for additional car

Restrictions - Maximum of 2 x Parking Permits

Allowed, No fires to be conducted in feature

fireplaces

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas Combi Boiler, Radiators

Throughout Property

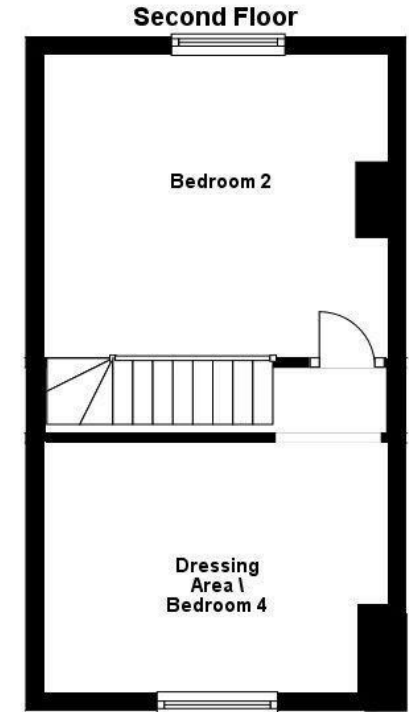
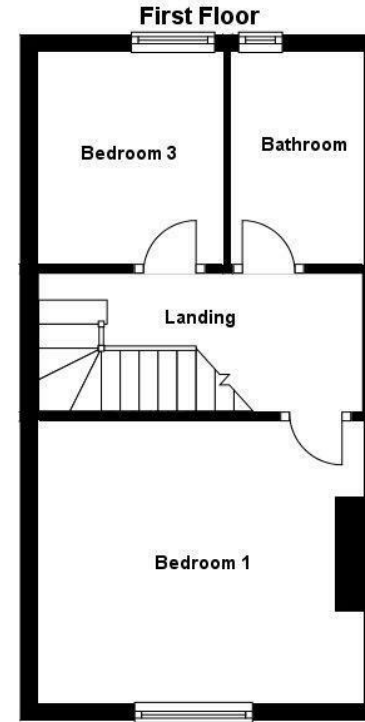
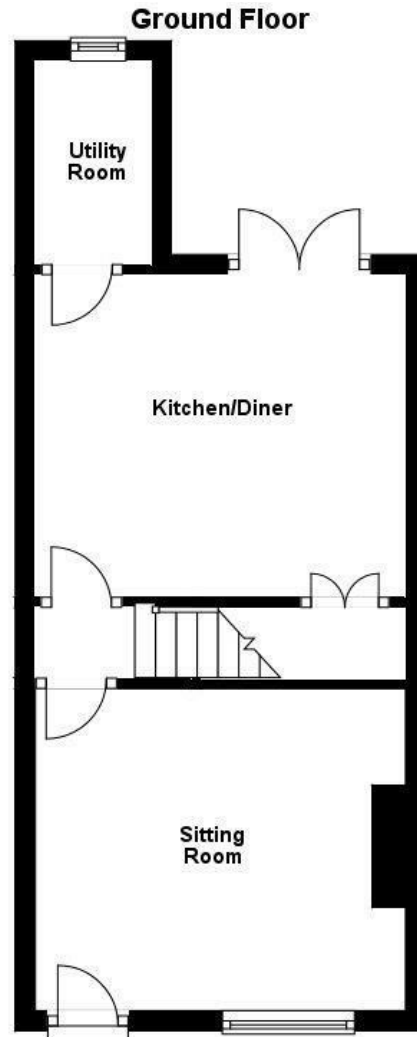
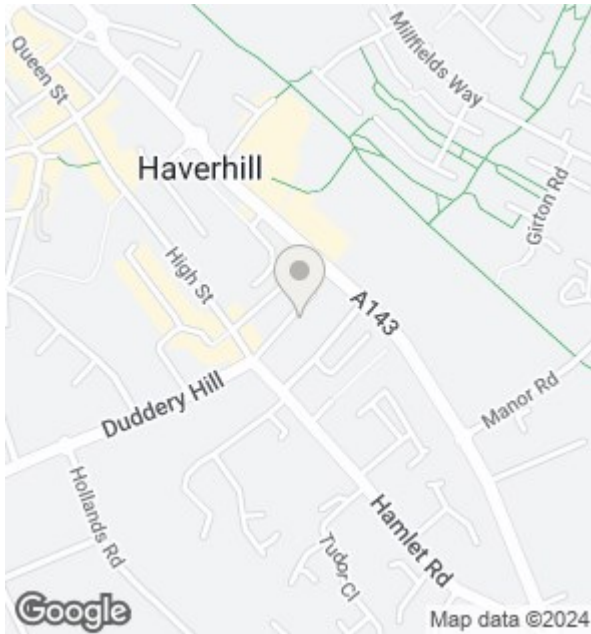
Broadband Connected - Yes

Broadband Type - Full Fibre to Cabinet

Mobile Signal/Coverage - O2 Network

Good, All Other Networks Average





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

Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk



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.