



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 two bedroom terraced house well situated for the town centre and benefiting from two reception rooms, two bedrooms, shower room, and bathroom. The property also offers a rear garden. Available 26th August 2024.

- Two Bedrooms
- Ground Floor Shower Room
- Dining Room
- EPC rating D
- Council Tax Band A
- Minimum 6 Month Tenancy



£950 PCM





## GROUND FLOOR

### Sitting Room

Front door, window to front, feature fireplace, door to:

### Inner Hall

Stairs to first floor, open to:

### Dining Room

Window to rear, open to under stairs storage, feature fireplace, door to:

### Kitchen

Two windows to side of garden, fitted wall and base units with worktop over, sink with mixer tap and drainer, built in electric oven and hob, space for fridge, plumbing for washing machine, open to:

### Rear Lobby

Door to rear garden, storage cupboard, sliding door to:

### Shower Room

Window to rear, shower cubicle, wash hand basin, wc

## FIRST FLOOR

### Bedroom

Window to front, feature fireplace

### Bedroom

Window to rear, door to:

### Bathroom

Two steps into room, window to rear, bath with shower attachment over, wc, wash hand basin

### Rear Garden

Patio area, leading to shingle. Enclosed by fences with gated access at the rear

### Parking

On road, unallocated parking available by permit. West Suffolk Zone A, currently £45 per year (April-April) for one vehicle, £65 per year (April-April) for second vehicle.

### Holding Deposit

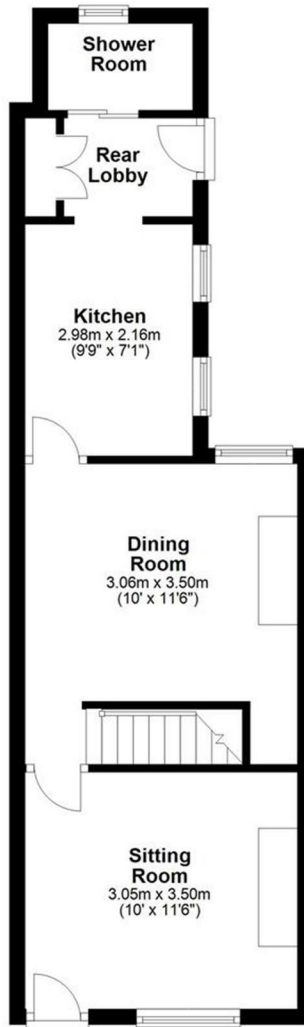
£219.00

### Lettings Agents Notes

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



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.