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## 7 Duddery Hill, Haverhill, CB9 8DW

A generous and conveniently located two bedroom property close to the town centre and amenities. The property benefits from a refitted kitchen / diner, sitting room with patio doors leading to the garden and allocated parking. Available 1st May 2026.

£1,100 PCM

- Two Bedrooms
- Refitted Kitchen
- Sitting Room
- Allocated Parking
- EPC Rating C
- Council Tax Band B



#### ACCOMMODATION with approximate room sizes

##### GROUND FLOOR

ENTRANCE HALL Stairs, door to:

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

KITCHEN/DINER 3.96m x 2.90m (13' x 9'6") max. Due to be refitted with new kitchen

##### FIRST FLOOR

LANDING Window, door to Airing cupboard, door to:

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

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

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. Storage shed. There is a side access gate leading to the parking area.

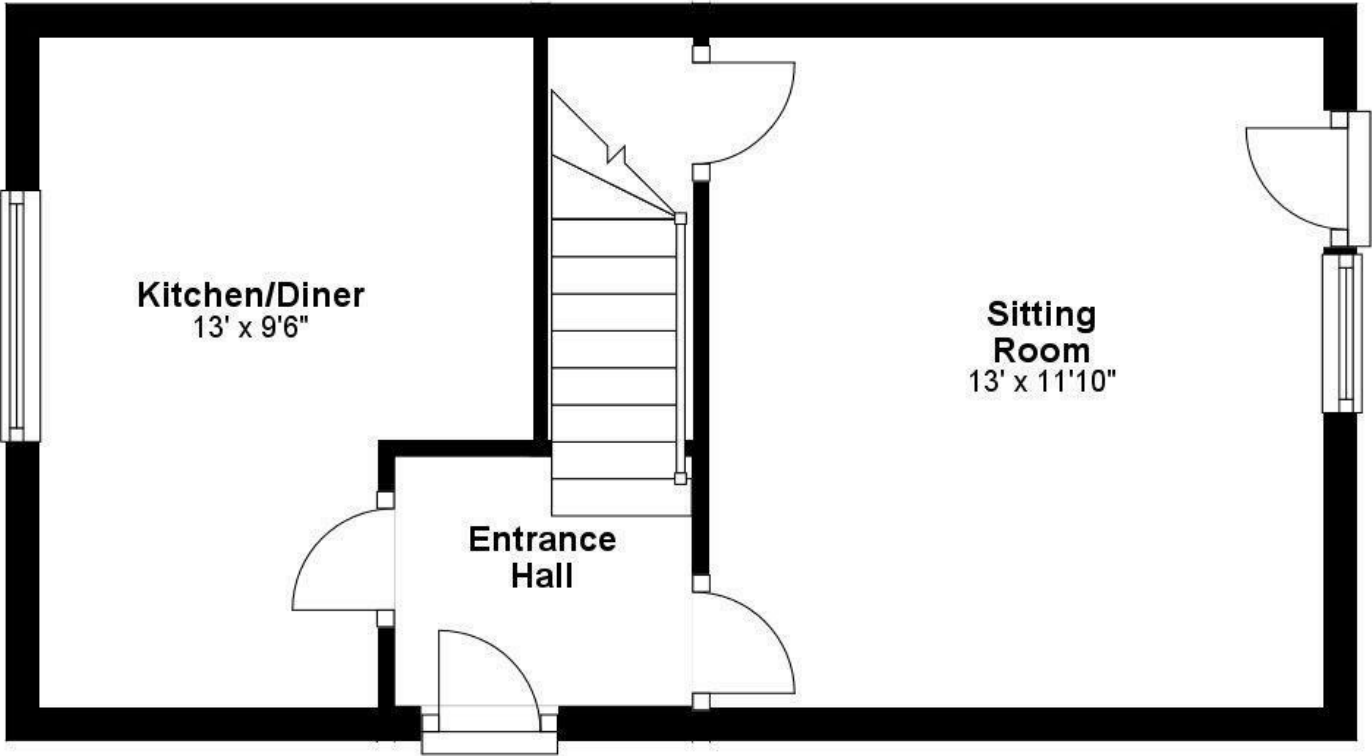
HOLDING DEPOSIT £253.00

##### Material Information

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



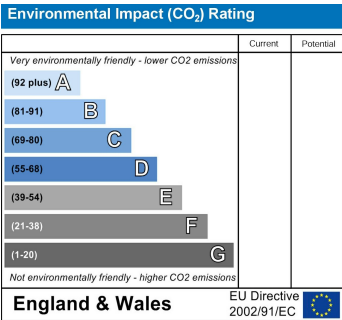
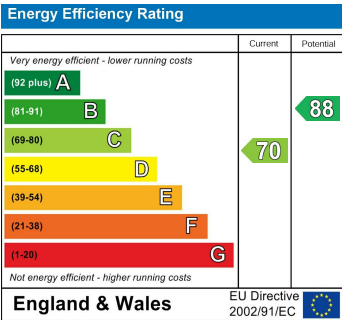
Ground Floor



Note: Not to scale –  
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)