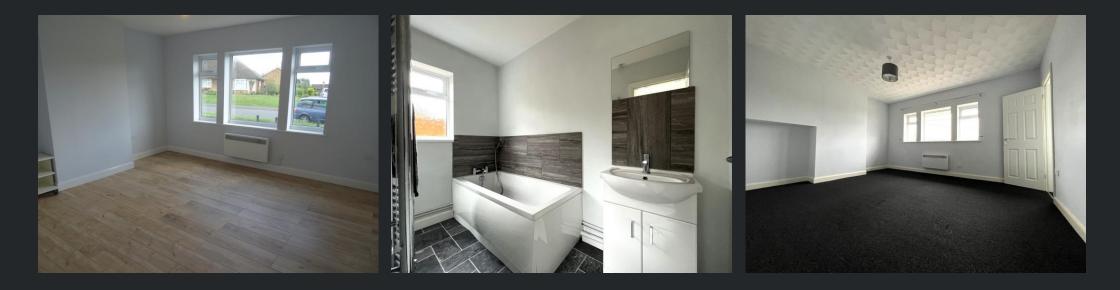




## 25 Duck Lane, Haddenham, Ely, Cambs, CB6 3UE

Beautifully Presented - Village Location - Semi Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge -Shower Room & Downstairs Bathroom - Enclosed Rear Garden - Driveway Parking - Workshop/Outbuilding No Upward Chain! - Call To View (01354 696700)

# £300,000



#### Ground Floor

Entrance Hall Double glazed entrance door, stairs to first floor.

Lounge 4.40m (14'5") max x 3.77m (12'4") Double glazed window to front, electric heating, laminate flooring.

Kitchen/Breakfast Room 4.08m (13'5") x 3.33m (10'11") Fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, stainless steel sink, space for fridge/freezer, dishwasher and washing machine, fitted oven, hob with extractor hood over, electric heating, double glazed window to rear.

#### Bathroom

Frosted double glazed window to side, panelled bath, wash hand basin with cupboard under, partly tiled walls, heated towel rail. Frosted double glazed window to rear, electric heating, low-level WC.

First Floor

Bedroom 1 4.41m (146") x 3.77m (12'4") Double glazed Window to front, electric heating.

Bedroom 2 3.34m (10'11") x 2.79m (9'2") Double glazed window to rear, electric heating.

Bedroom 3 3.34m (10'11") max x 2.59m (8'6") max Double glazed window to rear, electric heating.

Shower Room shower endosure, wash hand basin with under drawer, low-level WC.

Bedroom 3 3.34m (10'11") max x 2.59m (8'6") max Double glazed window to rear, electric heating.

#### Outside

There is a driveway providing off road parking to the front. The endosed rear garden is mainly laid to lawn and patio areas, workshop/storage and separate WC

**EPC RATING - E** 





### Call to arrange a viewing 01354 696700



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All me asurements are approxim ate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to rectrack the meas urements.