



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 splash-
backs, 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.

WC

Frosted double glazed window to
rear, electric heating, low-level
WC.

First Floor

Bedroom 1 4.41m (14'6") 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 enclosure, 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
enclosed 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**

T Payne & Co
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 recheck the measurements.