



Bell Gardens, Haddenham, Ely, Cambs, CB6 3TZ

Cul De Sac Location - Beautifully Presented - 2 Double Bedrooms - Recently Re-Fitted Kitchen - Lounge - Bathroom - Enclosed Rear Garden - Off Road Parking & Garage - A Must See!! - Call To View (01354) 696700

£200,000



Ground Floor

Kitchen

3.87m (12'6") x 3.01m (9'8")

Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in induction hob, double glazed window to front, electric heater and tiled flooring.

Lounge

4.94m (16'2") x 3.03m (9'9")

Electric heater, air conditioning unit, media wall with installed electric modern fire, multi-fuel burner and fitted carpet.

Conservatory

Double glazed windows, tiled flooring and double doors leading to the garden.

Hall

Fitted carpet and door to;

Bedroom 1

3.75m (12'3") x 2.87m (9'4")

Double glazed window to rear, electric heater, air conditioning unit and fitted carpet.

Bedroom 2

3.16m (10'3") max x 2.87m (9'4")

Double glazed Box window to front, electric heater and fitted carpet.

Bathroom

Fitted with three-piece suite comprising bath with shower head over, wash hand basin and WC, tiled surround and tiled flooring.

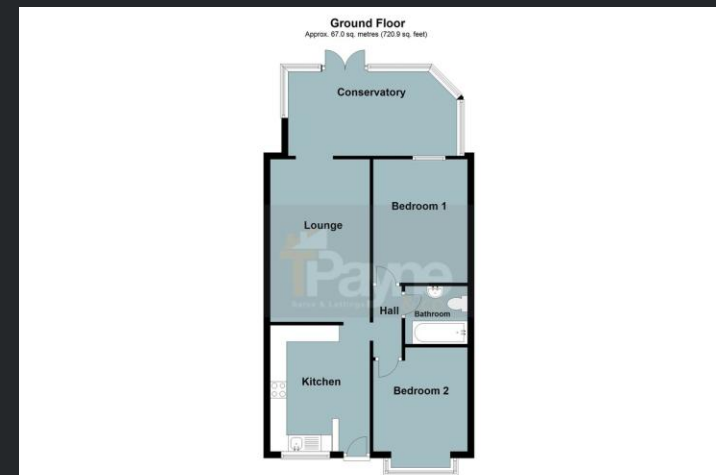
Outside

The property benefits of a front garden which is mainly laid to lawn with a paved path leading to the front door.

A gate to the rear allows access to an enclosed rear garden which comprises of a decked area, patio and artificial lawn.

There is allocated parking to the rear along with the garage.

EPC – TBC



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.