

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | sales@clarkhomes.co.uk  
clarkhomes.co.uk



22 Glebe Way, Haddenham, CB6 3TG  
Asking Price £359,950







About 112.0 m<sup>2</sup> ... 1205 ft<sup>2</sup> (Including the Garage)  
All dimensions / floor plans are approximate and should not be relied upon.

- Detached Bungalow in Fine Established Location
- Spacious Sitting Room & Kitchen/Dining Room
- Added Conservatory & Upvc Double Glazing
- Off Road Parking & Single Garage
- Excellent, Versatile Accommodation
- 3 Bedrooms & 2 Bath/Shower Rooms (1 En Suite)
- Electric Heating & Solar Panels With Battery Storage
- Fully Enclosed Garden With Southerly Aspect

A deceptive detached bungalow situated within an established cul-de-sac. Well maintained by the present owner, the property offers excellent, versatile accommodation, in brief, comprising:- entrance hall, sitting room, kitchen/dining room, conservatory, 3 bedrooms and 2 bath/shower rooms (1 en suite) Heating is via electric radiators and the windows are Upvc sealed unit double glazed. Annual running cost are significantly reduced with the benefit of 12 solar panels and a back up battery system. There is an open plan, gravelled area to front, off road parking for 2 vehicles and a single garage to side and a fully enclosed garden to the rear enjoying a southerly aspect. The Council Tax rating is currently Band C and the EPC rating is currently Band D.

Haddenham is one of the most highly regarded villages situated just 7 miles south west of the Cathedral City of Ely and 12 miles north of the University City of Cambridge. There is an excellent range of day to day amenities including a primary school, shops, general store/post office, butchers, public house/restaurant, large recreation ground and various clubs and societies, the majority of which are held within the Robert Arkenstall Centre.

Directions to the property using What3Words.  
Enter the link in your browser then click on  
Waze or Google Maps:

<https://w3w.co/model.decorated.producers>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	