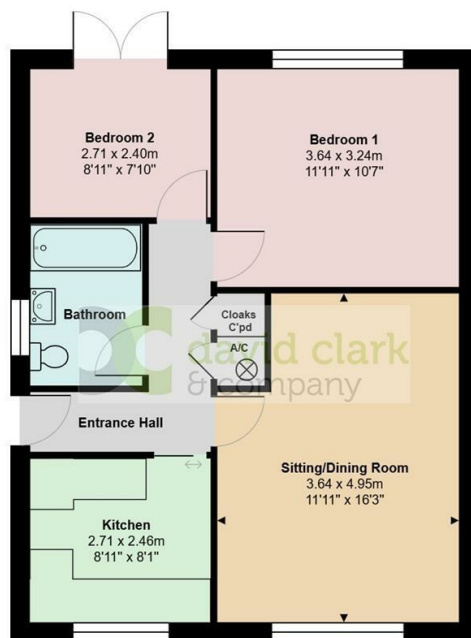


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



9 Mallard Rise, Haddenham, CB6 3TY
Asking Price £235,000





About 53.7 m² ... 578 ft²
All dimensions / floor plans are approximate and should not be relied upon.



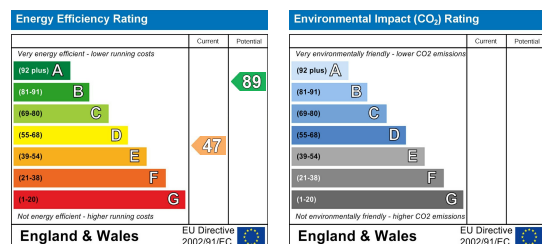
- **Modern Sem-Detached Bungalow**
- **Sitting/Dining Room & Kitchen**
- **Upvc Sealed Unit Double Glazing**
- **Garage & Parking For 3 Cars**
- **Small, Established Cul-de-Sac Location**
- **2 Bedrooms & Bathroom**
- **Electric Night Storage Heating**
- **Enclosed Garden to Rear**

A 2 bedroom semi-detached bungalow situated within a small, established cul-de-sac in the well served village of Haddenham. The accommodation, in brief, comprises:- entrance hall, kitchen, sitting/dining room, 2 bedrooms and a bathroom. Heating is via electric night storage heaters and the windows are Upvc sealed unit double glazed. There is an open plan gravelled garden to the front, parking for 3 cars and a detached single garage to the side and a fully enclosed garden to the rear. The Council Tax rating is currently Band B and the EPC rating is currently Band E.

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/look.meanders.vanished>



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.