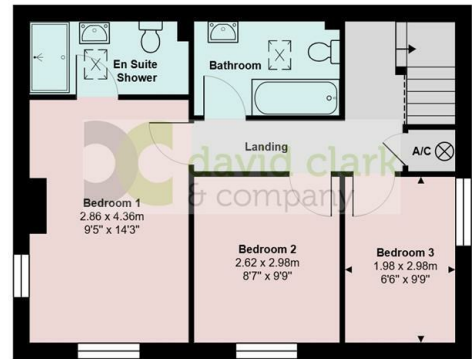


Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | sales@clarkhomes.co.uk  
clarkhomes.co.uk



1 Lodge Gardens, Haddenham, CB6 3TR  
Asking Price £295,000





About 114.4 m<sup>2</sup> ... 1232 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

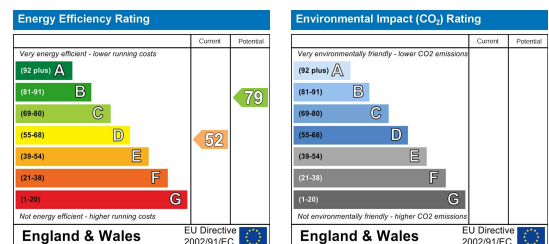
- Modern Detached House
- Requiring Updating Throughout
- Cloakroom & Kitchen/Breakfast Room
- Oil Fired Radiator Heating
- Garage & Parking For 3 Cars
- Fine, Central Village Location
- Spacious Sitting/Dining Room
- 3 Bedrooms & 2 Bath/Shower Rooms
- Upvc Double Glazed Windows
- NO ONWARD CHAIN

Lodge Gardens is a small, private cul-de-sac situated close to the centre of the village, well placed for access to all local amenities. Requiring updating throughout the property provides a wonderful opportunity for prospective purchasers to acquire a spacious detached house in a highly sought after village location and carry out any future improvements to their own particular taste and standard. Extending to just over 1,200 square feet, the accommodation, in brief, comprises:- entrance hall, cloakroom, spacious sitting/dining room, kitchen/breakfast room, 3 bedrooms and 2 bath/shower rooms (1 en suite). Heating is oil fired to radiators and the windows are Upvc sealed unit double glazed. The Council Tax rating is currently Band D and the EPC rating is currently Band E. There is a walled garden to the front of the house (no rear garden, parking and single garage to side and a further 2 parking spaces to the right of No 2 Lodge Gardens and beside the garages before No 3 Lodge Gardens. There is a monthly management charge of £5.00 for the maintenance and upkeep of the shared gravelled, roadway.

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 Arkenstal Centre.

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

<https://w3w.co/wound.triangle.unleashed>



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.

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