



Duck Lane, Haddenham, Ely, Cambridgeshire CB6 3UE

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Duck Lane, Haddenham, Ely, Cambridgeshire, CB6 3UE

A charming two bedroom semi-detached bungalow situated in close proximity to the village centre. No Upward Chain.

- Entrance Hall
- Kitchen
- Living Room
- Two Bedrooms
- Bathroom
- Front and Rear Gardens
- Driveway Parking & Garage
- Oil Fired Central Heating
- Double Glazing
- No Upward Chain

Guide Price: £239,995



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles south west of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE HALL with part glazed entrance door, airing cupboard housing hot water cylinder and wall mounted digital control/timer. Useful storage cupboard, hatch to roof space, halogen downlighters to ceiling and radiator.

LIVING ROOM 16'0" x 11'11" (4.87 m x 3.64 m) with double glazed window to front. Wall mounted thermostat control and radiator.

KITCHEN 8'11" x 7'11" (2.71 m x 2.42 m) with double glazed window to front. Fitted with a matching range of wall and base units with roll edge work surfaces over and one and a half bowl single drainer sink unit with tiled splashbacks. Built-in appliances include a NEFF double oven/grill with four ring electric hob above and extractor hood over. Radiator.

BEDROOM ONE 10'11" x 9'8" (3.32 m x 2.95 m) with double glazed window to rear. Fitted furniture includes three single wardrobes with matching overhead cupboards, chest of drawers, bedside tables and dressing table. Radiator.

BEDROOM TWO 11'1" x 8'11" (3.38 m x 2.72 m) with double glazed French doors to rear garden. Built-in storage cupboard housing oil fired boiler serving central heating and hot water systems. Radiator.

BATHROOM with double glazed window to side. Suite comprising panel enclosed bath with wall mounted electric shower unit, close coupled WC and vanity unit with inset wash hand basin with mixer taps. Radiator.

EXTERIOR The property is set back from the road behind a gravelled front garden bordered by a hedgerow with adjacent driveway parking and single garage. There is gated access to the rear garden which is mainly paved with raised gravel beds consisting of a variety of shrubs and small trees. The rear garden also houses the oil tank and is enclosed by timber fencing.

GARAGE Single Garage of brick construction with flat roof, power, light and an electric roller door.

Tenure The property is

Council Tax Band B

EPC D (65/87)

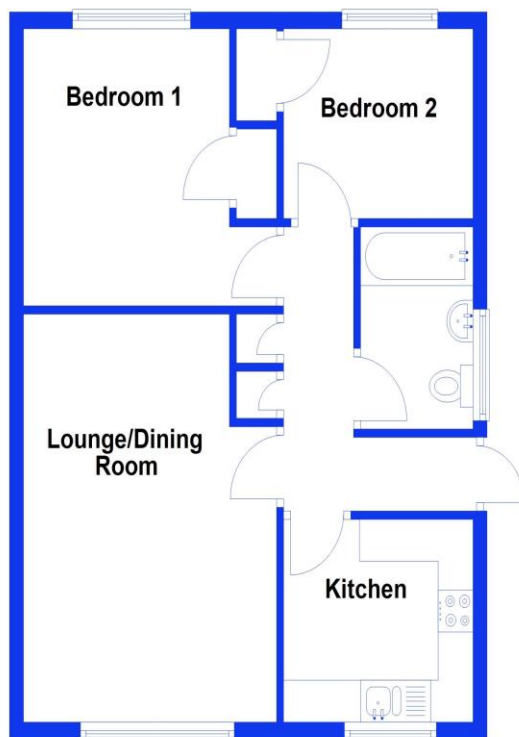
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Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJw/4587s



Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 53.3 sq. metres (573.3 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.