



**Bell Gardens, Haddenham, Ely, Cambridgeshire CB6 3TZ**

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## Bell Gardens, Haddenham, Ely, Cambridgeshire CB6 3TZ

A well-presented three bedroom extended bungalow situated in a residential location just a short distance from the centre of this highly regarded village.

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Garage & Parking
- Front & Rear Gardens
- No Upward Chain

**Guide Price: £265,000**



**HADDENHAM** The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest 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 mat well and radiator.

**LIVING ROOM** 16'5" x 10'2" (5.00 m x 3.10 m) with window to rear aspect, laminate flooring, radiator.

**KITCHEN/DINING ROOM** 14'6" x 10'6" (4.42 m x 3.20 m) Fitted with a matching range of units and complementary quartz work surfaces including base units, wall mounted units and drawers, inset 1 & 1/2 sink unit and drainer with mixer taps, Bosch oven, hob and extractor hood, integral dishwasher, plumbing for washing machine, double glazed French doors leading through to the rear garden, window to rear, radiator.

**BEDROOM ONE** 12'6" x 9'6" (3.81 m x 2.90 m) with window to side aspect, fitted storage cupboard, radiator.

**BEDROOM TWO** 10'8" x 9'6" (3.25 m x 2.90 m) with box bay window to front. Radiator.

**BEDROOM THREE** 9'9" x 7'0" (2.97 m x 2.13 m) with window to front aspect, cupboard housing the electric boiler, radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, inset wash hand basin, panelled bath with drencher shower head above and screen, heated towel rail.

**EXTERIOR** To the front of the property there is an open plan garden area. Gated side access leads to a paved pathway to the rear garden which contains a patio area to the rear of the kitchen/dining room and living room.

The garden also contains a lawned area and gated access leading to the rear where there is a single

**GARAGE** fitted with an up and over door.

**Tenure** The property is Freehold

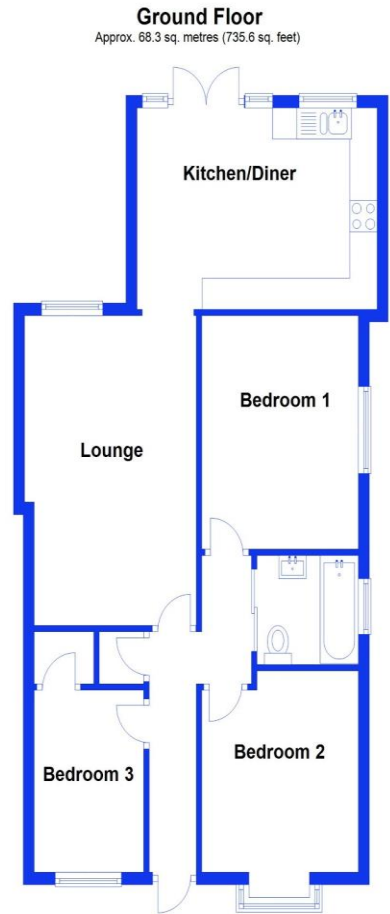
**Council Tax** Band B **EPC** C (69/84)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** CWH/7007





Total area: approx. 68.3 sq. metres (735.6 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.