



Linden Close, Haddenham, Ely, Cambridgeshire CB6 3UN

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A three bedroom semi-detached bungalow with driveway parking and detached garage situated within a quiet and well regarded development.

- Entrance Hall
- Cloakroom
- Fitted Kitchen
- Living Room
- Three Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway Parking & Garage

Guide Price: £289,950



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 double glazed entrance door, airing cupboard with hot water tank and shelving, loft access which is part boarded, inset spotlights to ceiling.

CLOAKROOM with double glazed window to side aspect. Fitted with a two piece suite comprising low level WC and vanity unit with inset wash hand basin. Tiled splash backs, chrome heated towel rail and tiled floor.

KITCHEN 13'11" x 8'10" (4.24 m x 2.69 m) with double glazed window to front aspect. Fitted with a range of wall and base units with rolled edge work surfaces over, tiled splash backs and inset stainless steel sink unit with mixer tap. Oven, hob and extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher, space for tumble dryer and tiled floor.

LIVING ROOM 18'2" x 12'9" (5.54 m x 3.89 m) with double glazed window to front aspect, electric fire with hearth and surround, radiator.

BEDROOM ONE 14'5" x 10'5" (4.39 m x 3.18 m) with double glazed window to rear aspect. Radiator.

BEDROOM TWO 9'11" x 8'11" (3.02 m x 2.72 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE/DINING ROOM 10'6" x 6'11" (3.20 m x 2.11 m) with double glazed patio doors opening to rear, radiator and tiled floor.

BATHROOM with double glazed window to side aspect. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin, and bath with tiled splash backs and chrome shower fitting over. Chrome heated towel rail.

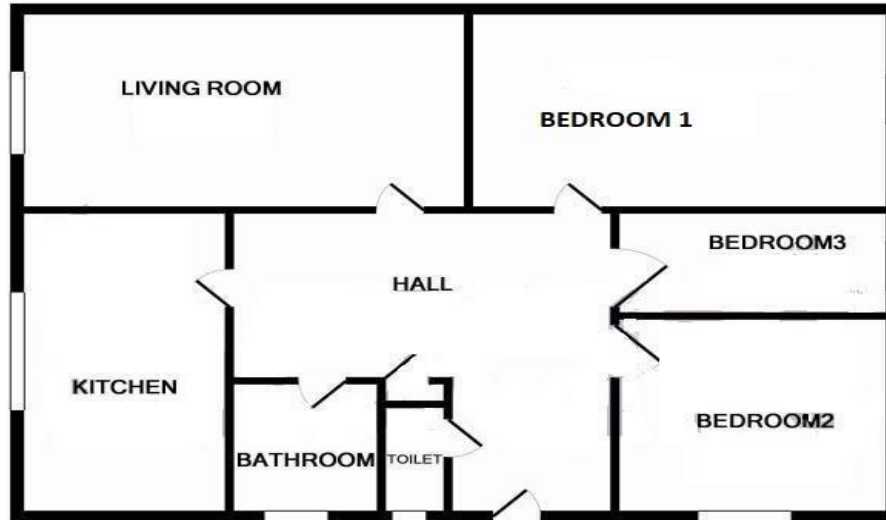
EXTERIOR At the front of the property there is a lawned garden with various flowers and shrubs to the borders. Adjacent driveway at side of the property offers parking for several vehicles, a further lawned area and fencing to the boundary. There is also a detached brick built **GARAGE** with power and light connected. A gated side access leads to the rear garden which has been landscaped to include a paved patio area, outside tap and oil tank.

Tenure The property is Freehold
Council Tax Band C **EPC** F (38/82)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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.