



Hillrow, Haddenham, CB6 3TJ





## Hillrow

Haddenham,  
CB6 3TJ

- Character Mid Terrace Home
- Living/Dining Room with Inglenook Fireplace
- Kitchen & Downstairs WC
- 2 Spacious Double Bedrooms
- First Floor Bathroom with Bath & Separate Shower Cubicle
- Small Courtyard Immediately to Rear
- Generous Size Garden Detached from Main House
- Garage & Parking Space
- No Upward Chain

Offered for sale on the outskirts of Haddenham, this two-bedroom mid-terraced home exudes charm and character and is offered for sale with no onward chain.

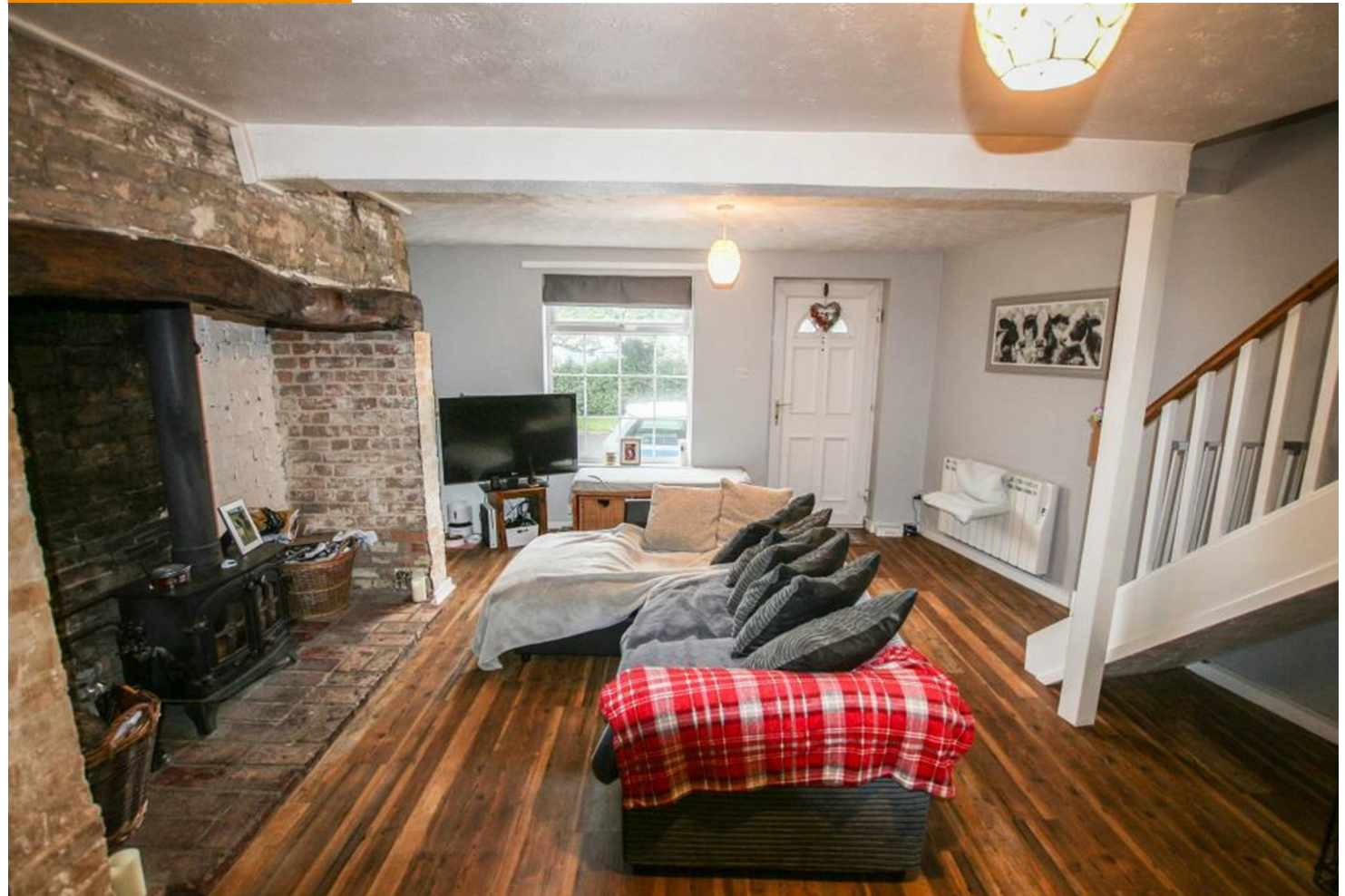
Stepping inside, you'll be greeted by the inviting living room/dining room with its inglenook fireplace. Sliding double doors connect this space to the kitchen, providing ample storage and room for appliances. A convenient WC is also located on the ground floor.

Upstairs, you'll find two spacious double bedrooms and a family bathroom complete with both a bath and a shower cubicle.

To the rear of the property, a short walk leads to a generously sized garden, well stocked with plants, herbs, and trees. Additionally, the property boasts a small courtyard area perfect for tables and chairs, along with the added convenience of a garage and parking space.

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**Guide Price £249,500**







## LOCATION

HADDENHAM is a popular village situated approximately 7 miles South West of the Cathedral City of Ely and approximately 12 miles North of Cambridge. Haddenham has a range of day to day amenities and facilities including primary school, post office, 2 shops (1 with chemist), doctors surgery, butchers, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.

**LIVING ROOM / DINING ROOM**

With door to front aspect, double glazed window to front aspect, inglenook fireplace, room for table and chairs, Karndean flooring, 2 electric radiators, stairs leading to the first floor, sliding double doors leading to:

**KITCHEN**

With double glazed window to rear aspect, door to rear aspect leading outside. Kitchen fitted with eye and base level storage units with drawers and work surfaces over, 1 1/4 stainless steel sink, space for electric cooker with extractor hood over, plumbing for washing machine, plumbing for dishwasher, space for tumble drier and space for fridge/freezer, electric heater and Karndean flooring.

**WC**

With obscured double glazed window to rear aspect, low level WC, wash hand basin, Karndean flooring.

**FIRST FLOOR LANDING**

With cupboard housing hot water cylinder, radiator.

**BEDROOM 1**

With double glazed window to front aspect, electric heater, useful storage space above the space, additional storage cupboard, access to loft space.

**BEDROOM 2**

With double glazed window to rear aspect, electric heater.

**BATHROOM**

With double glazed window to rear aspect, suite comprising panel bath, shower cubicle, wash hand basin, low level WC, electric heater, extractor fan.

**OUTSIDE**

A short walk from the property you will find a large rear garden, well stocked with trees, plants and herbs (please see plan included within these particulars). To the immediate rear of the property there is a courtyard style garden with room for table and chairs. There is the additional benefit of a garage and parking space at the rear of the property.

**MATERIAL INFORMATION**

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

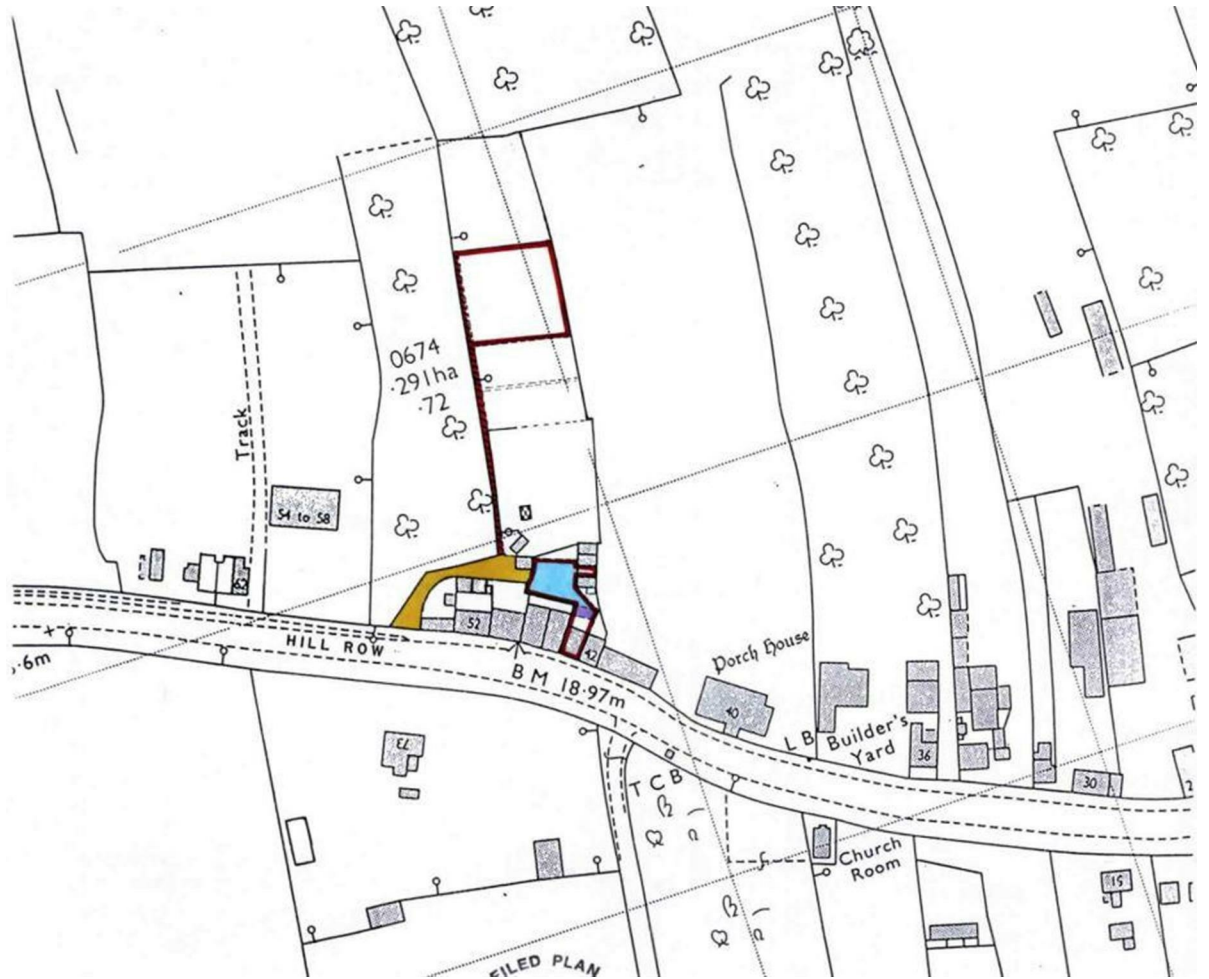
Service charge review period - n/a

Council tax band - B

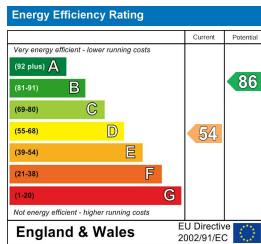
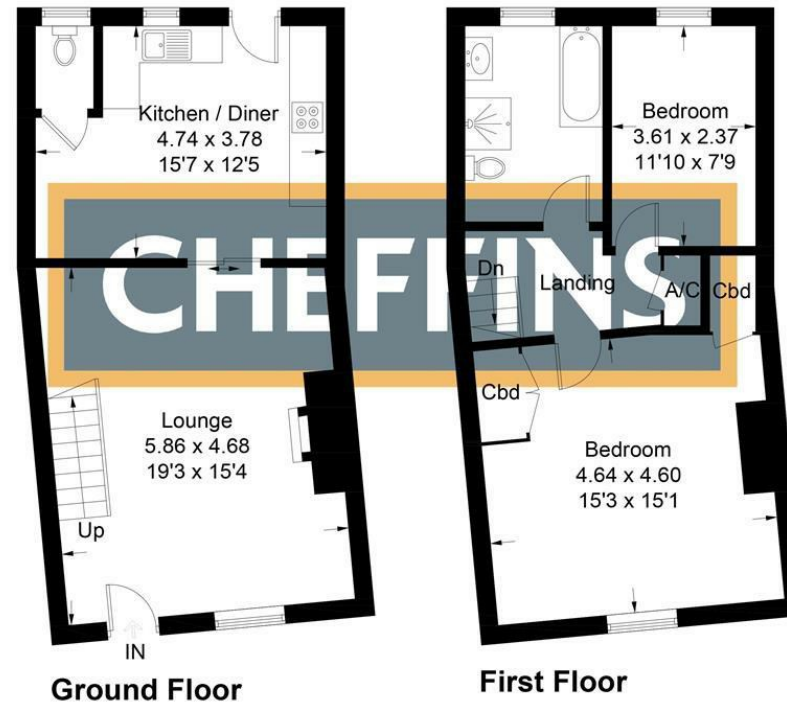
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 90.8 sq m / 978 sq ft



Guide Price £249,500

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1017801)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.