



Newtown Road, Haddenham, CB6 3TF



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Haddenham,
CB6 3TF

- Extended Terraced Home
- 2 Double Bedrooms
- Spacious Lounge
- Separate Dining Room
- Well Presented Kitchen & Bathroom
- Utility
- Established Garden & 2 Parking Spaces
- No Upward Chain

A well presented terraced home, offered for sale with no upward chain and comprising entrance hall, spacious lounge, kitchen, dining room, utility, 2 double bedrooms and bathroom, together with established garden which is not overlooked from rear, outside WC and 2 parking spaces. The property is situated on a no-through road and is an ideal first time or investment purchase.



Guide Price £240,000





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 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.

ENTRANCE HALL

With door to front aspect, stairs to first floor, radiator.

LOUNGE

With double glazed window to front aspect, brick fireplace (sealed), television shelf, under stairs storage cupboard, 2 radiators.

KITCHEN

With a range of matching wall and base level storage units, drawers and work surfaces, built-in electric oven, hob and extractor hood, stainless steel sink unit and drainer, space for fridge and dishwasher.

DINING ROOM

With stable style door to rear garden and double glazed window, radiator.

UTILITY

With wall and base level storage units and work surfaces, plumbing for washing machine, double glazed window to side aspect, cupboard housing hot water cylinder.

FIRST FLOOR LANDING

With access to loft.

BATHROOM

With low level WC, pedestal hand wash basin, bath with shower above, double glazed window to rear aspect, heated towel rail.

BEDROOM 1

With double glazed window to front aspect, built-in cupboard, radiator.

BEDROOM 2

With double glazed window to rear aspect, radiator.

OUTSIDE

Adjoining the rear of the house is a covered storage area, together with brick built store housing the oil fired central heating boiler and a separate WC. The remainder of the garden has an open outlook and is not overlooked from the rear and consists of lawn, timber built storage shed and replacement oil storage tank. Gated pedestrian access leads to a gravelled parking area which is shared with the neighbouring house (number 18) having 2 allocated spaces.

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

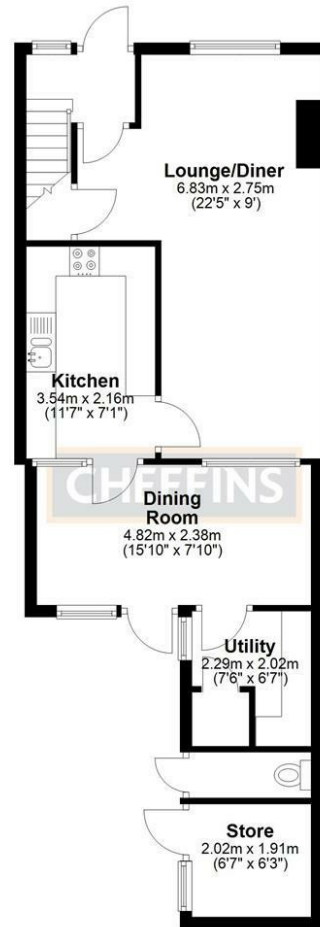
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

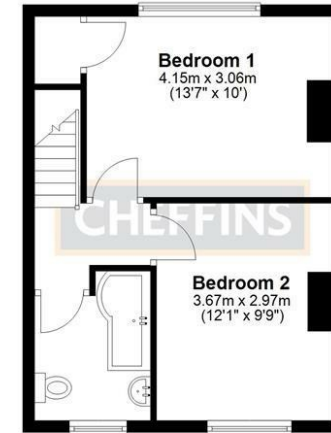




Ground Floor
Approx. 56.7 sq. metres (610.5 sq. feet)



First Floor
Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 91.1 sq. metres (980.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Council Tax Band - B

Local Authority - East Cambs District Council

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



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.