



Lester Drive, Haddenham, CB6 3UW

**CHEFFINS**

## Lester Drive

Haddenham,  
CB6 3UW

A modern detached bungalow situated in a cul de sac, offered for sale with no upward chain. Accommodation comprises entrance hall, kitchen, lounge/dining room, conservatory, 2 bedrooms, bathroom and side porch, together with south facing rear garden, driveway and garage.

### 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, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstall Centre in Station Road where there is also a public library. 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.

2 1 1

Guide Price £235,000





## ENTRANCE HALL

With radiator, access to loft (with power and light connected), storage cupboard with replacement electric central heating boiler.

## LOUNGE

With double glazed window to side, radiator, electric fire, television point, French doors leading to:

## CONSERVATORY

With double glazed windows to side and rear, double glazed door to side leading to the rear garden.

## KITCHEN

With a range of refitted base, drawers and eye level units with work surface over, ceramic sink unit, plumbing for washing machine, built-in oven with separate electric hob over, ceramic tiled floor and splash back, double glazed window to front, double glazed door leading to:

## SIDE ENTRANCE PORCH

With double glazed door facing to the front, windows to side and rear and double glazed door leading to the kitchen.

## BEDROOM 1

With double glazed window to rear, radiator, built-in wardrobes.

## BEDROOM 2

With double glazed window to front aspect, radiator.

## BATHROOM

With frosted double glazed window to side, wash hand basin, low level WC, radiator, panelled bath with electric shower over, ceramic tiled splash back.

## OUTSIDE

There is a south facing rear garden which is enclosed by fencing with patio area, variety of mature flowers, shrubs and tree borders, laid mainly to gravel. Side access leads to the garage and driveway. The garage has a metal up and over door, power, light and eaves storage. There is a lawned front garden with established shrubs.

## AGENT NOTES

Tenure - freehold  
 Council Tax Band - C  
 Property Type - detached bungalow  
 Property Construction - traditional construction of brick elevations under a tiled roof  
 Number & Types of Room - Please refer to the floorplan  
 Square Footage - 559 according to the floorplan  
 Parking - driveway  
 Utilities / Services  
 Electric Supply - mains  
 Gas Supply - none  
 Water Supply - mains  
 Sewerage - mains  
 Heating sources - electric boiler with radiators  
 Broadband Connected - not connected  
 Broadband Type - according to Ofcom.org.uk standard, superfast and ultrafast broadband are available within the area  
 Mobile Signal/Coverage - according to Ofcom.org.uk mobile coverage is indicated to be good for 4 out of the 4 main providers checked

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

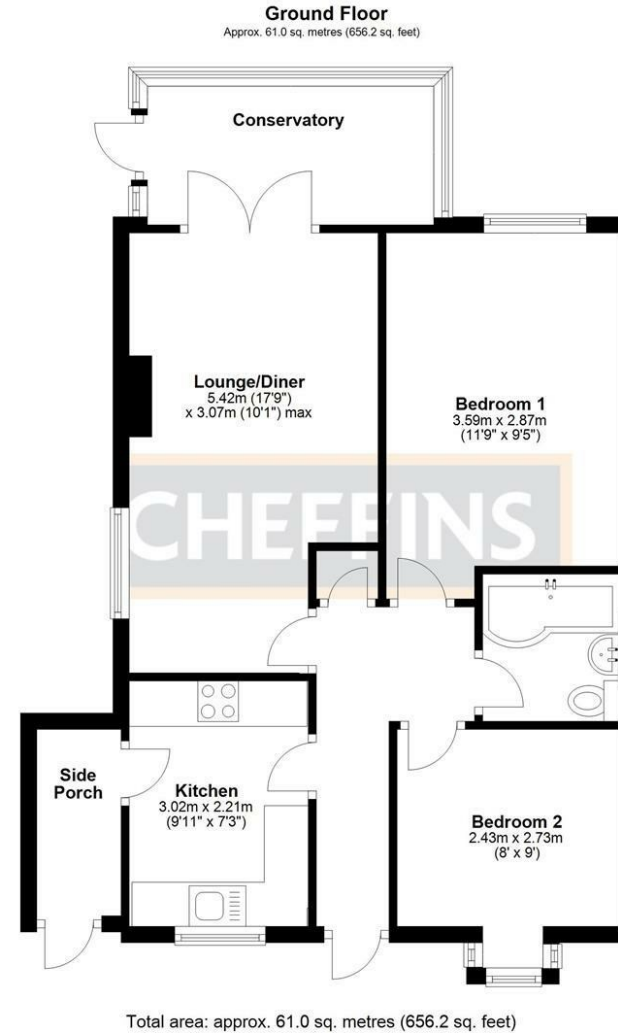
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(72 plus) A			
(61-71) B			
(49-60) C			67
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £235,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire 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.