



Bell Gardens, Haddenham, CB6 3TZ



Bell Gardens

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CB6 3TZ

- 3 Bedroom Terraced Chalet Home
- NO FORWARD CHAIN
- Ground Floor Cloakroom
- Off Road Parking & Single Garage
- Conservatory
- Freehold / EPC: tbc / Council Tax: Band C

Offering to the market this mid terraced chalet home in need of some modernisation, offered for sale with NO FORWARD CHAIN. The property offers a kitchen to the front, lounge / diner at the rear leading through to a conservatory, there is a 3rd bedroom / study and cloakroom completing the ground floor accommodation. Upstairs there are 2 double bedrooms and a shower room. Outside there are front & rear gardens as well as a single garage that also provides access to the rear garden.



Guide Price £220,000





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, 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.

ENTRANCE HALL

With door to front aspect, stairs to first floor, under stairs storage cupboard.

KITCHEN

With window to front aspect, base and eye level storage units and drawers with work surfaces over, space for single oven, space for fridge/freezer, plumbing for washing machine, airing cupboard housing hot water tank.

BEDROOM 3 / STUDY

With window to rear aspect, electric heater.

CLOAKROOM

With low level WC and wash hand basin.

LOUNGE

With patio doors to the rear, storage heater.

CONSERVATORY

With door providing access to

the rear garden.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

With skylight to window to rear, eave storage.

BEDROOM 2

With window to front aspect, eaves storage, electric heater.

SHOWER ROOM

With low level WC, wash hand basin, walk-in shower, skylight to rear.

OUTSIDE

To the rear there is a paved courtyard style garden with access to the single garage with up and over door, power and light connected, eaves storage and door into the garden.

The front garden is mainly laid to lawn with plants.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

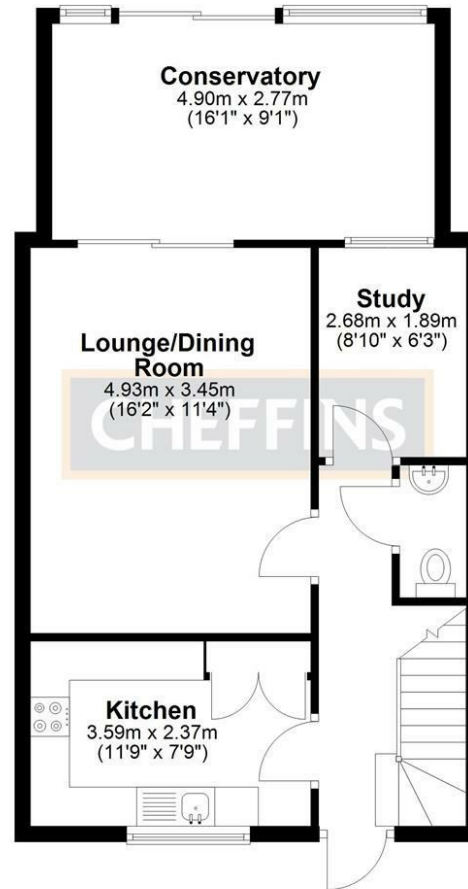
Strictly by appointment with the Agents.





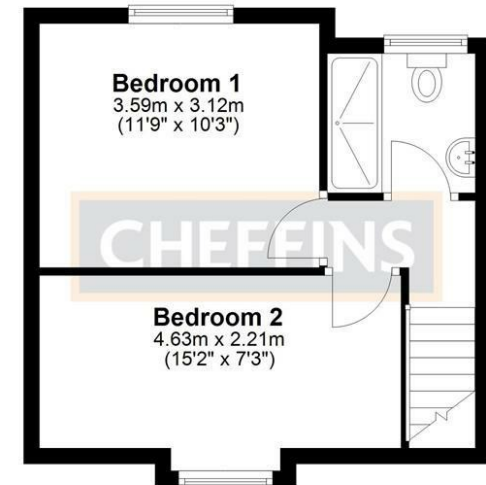
Ground Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
46	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £220,000

Tenure - Freehold

Council Tax Band - C

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.