



Glebe Way, Haddenham, CB6 3TG

**CHEFFINS**



## Glebe Way

Haddenham,  
CB6 3TG

- Detached Bungalow
- Beautifully Presented
- 3 Bedrooms (Master with Ensuite)
- Lounge / Dining Room & Conservatory
- Driveway & Single Garage
- Well Presented Garden to Rear
- Popular Village
- Freehold / Council Tax Band C / EPC Rating E

A beautifully presented 3 bedroom detached bungalow in the highly regarded popular village of Haddenham. The property offers entrance hall, 3 good size bedrooms, a lounge/diner, kitchen, family bathroom and a conservatory at the rear. Outside the property you have off road parking to the front and a single garage. At the rear there is a well presented mainly laid to lawn garden with a paved patio.

3 2 1

Guide Price £420,000





## 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 side aspect, access to loft, electric heater.

## BEDROOM 3

With window to front aspect, electric heater.

## BEDROOM 2

With window to rear aspect, electric heater.

## LOUNGE / DINING ROOM

With patio doors to the rear leading into the conservatory, electric radiator.

## CONSERVATORY

With doors to rear leading into the rear garden.

## KITCHEN

With with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl stainless steel sink with mixer taps, space for double oven, plumbing for

washing machine, space for fridge/freezer, door and window to side aspect.

## FAMILY BATHROOM

With window to side aspect, panelled bath with shower over, low level WC, wash hand basin, electric towel rail, airing cupboard housing the hot water tank.

## MASTER BEDROOM

With window to side aspect, electric heater, built-in wardrobe, access to:

## ENSUITE

With low level WC, wash hand basin, shower cubicle, window to side aspect.

## OUTSIDE

The rear garden is mainly laid to lawn with a paved patio to the side and gated access to the front.

To the front of the property there is a driveway providing parking for 2 cars and a single garage with up and over door, power and light connected.

## 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.









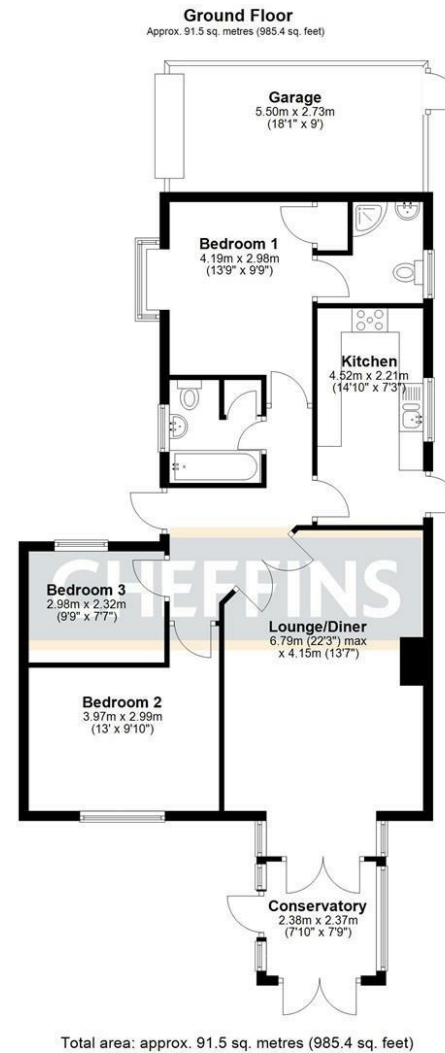
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(62 plus) <b>A</b>	<b>78</b>
(51-61) <b>B</b>	
(39-50) <b>C</b>	
(29-38) <b>D</b>	
(19-28) <b>E</b>	
(9-18) <b>F</b>	
(1-8) <b>G</b>	
Not energy efficient - higher running costs	
<b>39</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £420,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



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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.