



Crossways, Haddenham, CB6 3TP



Crossways

The Green, Haddenham,
CB6 3TP

 2
  1
  1

Guide Price £220,000

- Central Village Location Overlooking a Green to Front
- Deceptively Spacious Accommodation
- 2 Double Bedrooms
- Dual Aspect Lounge / Dining Room
- Courtyard Style Garden to Rear
- Allocated Parking & Additional Visitors Parking
- No Upward Chain
- Leasehold / Council Tax Band TBC / EPC Rating TBC

NO FORWARD CHAIN offered on this beautifully presented home, located in the popular village of Haddenham.

This deceptively spacious home could make an ideal first time buy or investment and offers a generous dual aspect lounge / diner, with access to the rear garden, there is also a kitchen that overlooks the garden as well. Upstairs there are 2 double bedrooms and a 4 piece bathroom to complete the accommodation.

Outside, there is a small front to the property with the rear offering a low maintenance, courtyard style garden with gated access at the rear providing entry to the car park. There is 1 allocated parking space and a handful of guest parking spaces on a first come, first serve basis.

To fully appreciate this lovely home, an early viewing is highly recommended.





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, window to front aspect.

LOUNGE / DINING ROOM

A dual aspect room with windows to front and rear aspect, stable style door to rear, stairs to first floor, 2 electric radiators, door to:

KITCHEN

Fitted with a range of base and wall units, cupboard and drawers with work surfaces over, window to rear aspect, stainless steel sink unit with mixer tap, integral dishwasher, plumbing for washing machine, space for single oven with extractor hood above, space for under counter fridge and freezer,

FIRST FLOOR LANDING

With airing cupboard housing hot water tank.

BEDROOM 1

With window to front aspect, electric panel heater, freestanding wardrobe, access to loft (we are advised the loft is boarded although we have not inspected).

BEDROOM 2

With window to rear aspect, electric panel heater, fitted wardrobes.

BATHROOM

With 4-piece suite comprising low level WC, wash hand basin, panelled bath and shower cubicle, window to rear aspect, electric towel rail.

OUTSIDE

The property overlooks a green to the front. To the rear there is a courtyard style garden with gated access to rear and timber garden shed. Beyond the garden is an allocated parking space and shared visitors parking.

AGENTS NOTE

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

Please note: The property is leasehold but we understand the vendor of this property will own 1/10th share of the freehold.

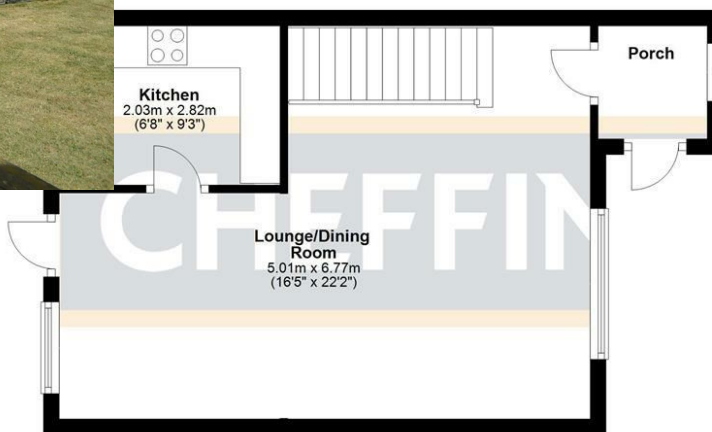
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

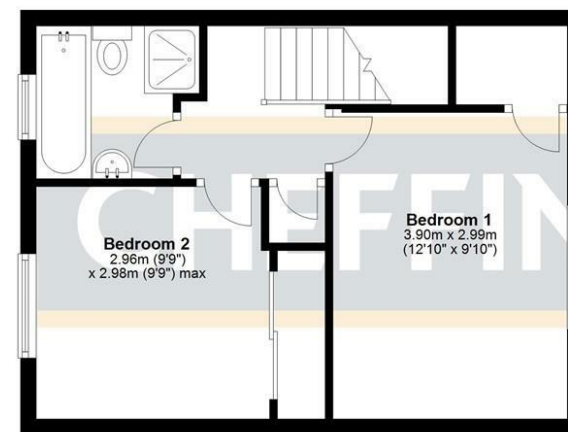




Ground Floor
Approx. 36.1 sq. metres (388.2 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.6 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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

Guide Price £220,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 69.9 sq. metres (752.8 sq. feet)

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.