



Linden Way, Haddenham, CB6 3UG



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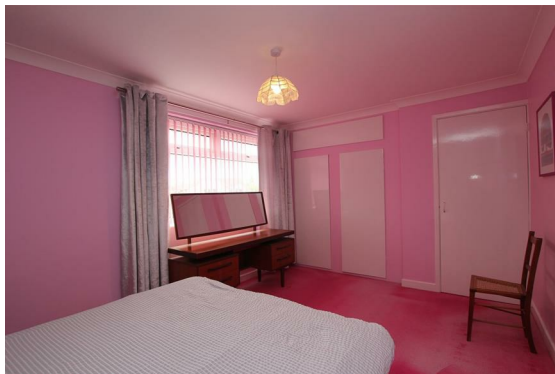
- Extended Semi Detached
- 3 Bedrooms
- Refitted Kitchen / Dining Room
- Extended Lounge
- Modern Ground & First Floor Wet Rooms
- Well Presented Throughout
- Front & Rear Gardens
- 2 Driveways & Garage
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

An extended and well presented semi detached home offered for sale with no upward chain. Accommodation comprises spacious hallway, modern wet room, refitted kitchen/dining room, extended lounge, 3 bedrooms and refitted first floor wet room. Outside there are well maintained front and rear gardens, a driveway to the front and rear and garage. Viewing recommended.

3 2 1

Guide Price £360,000





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, velux window, double glazed window to side aspect, stairs to first floor with under stairs storage cupboard, further built-in cupboards, electric storage heater.

WET ROOM

With double glazed window to rear aspect, fitted with a superb modern suite comprising side-by-side wash basins built into a vanity unit with storage beneath, low level WC, level access shower, heated towel rail.

KITCHEN / DINING ROOM

Refitted to comprise a range of wall and base level storage units and drawers with matching work surfaces, sink unit and drainer, built-in Bosch electric oven, microwave, hob and extractor hood, dishwasher, fridge and freezer, plumbing for washing machine (washing machine included within the sale), double glazed windows and French doors onto rear garden, electric storage heater.

LOUNGE

With double glazed windows to front and side aspects, electric fire with

stone surround, electric storage heater.

FIRST FLOOR LANDING

With electric storage heater, access to loft.

BEDROOM 1

With double glazed window to front aspect, airing cupboard and double wardrobes.

BEDROOM 2

With double glazed window to rear aspect.

BEDROOM 3

With double glazed window to rear aspect.

WET ROOM

With double glazed window to side aspect, refitted with level access shower, wash basin with vanity unit and storage, low level WC, electric fan heater, heated towel rail.

OUTSIDE

To the front of the property there is an open plan lawned garden and a driveway providing ample off street parking. To the rear there is a well maintained lawned garden with an

extended patio and well maintained planted borders. There is also a timber built storage shed and garage with metal up and over door and electricity connected, together with a personnel door into the garden. To the front of the garage there is a further driveway.

AGENTS NOTE

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

VIEWING ARRANGEMENTS

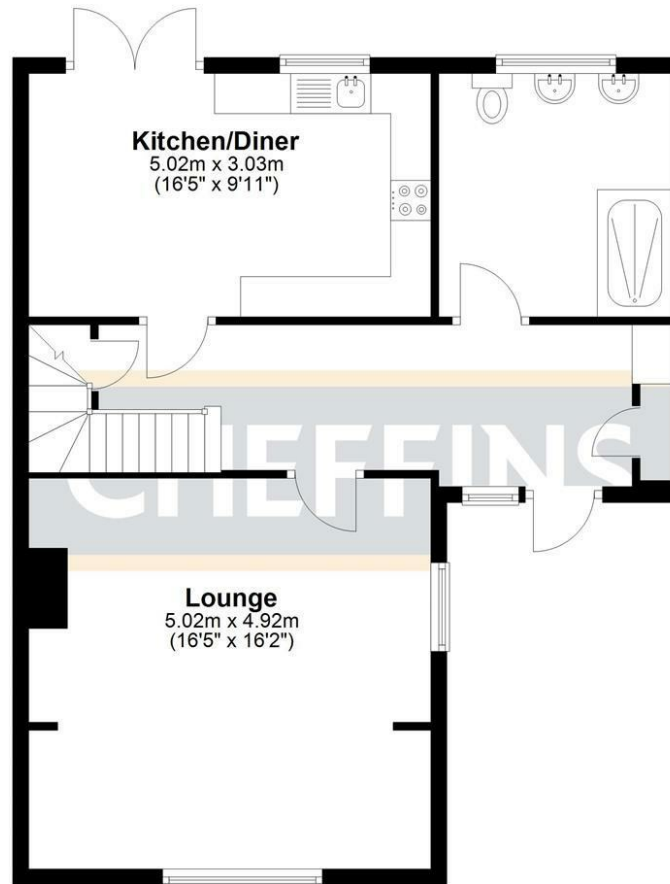
Strictly by appointment with the Agents.





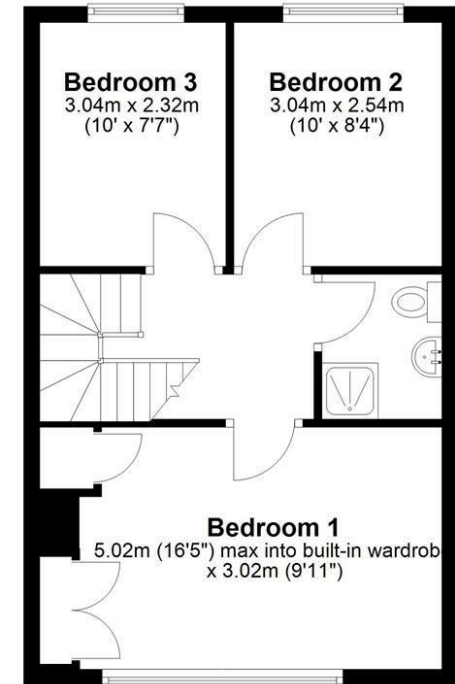
Ground Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C	63	
(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 £360,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 105.5 sq. metres (1135.4 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.