



Aldreth Road, Haddenham, CB6 3PW



## Aldreth Road

Haddenham,  
CB6 3PW

- Mid Terrace Bungalow
- 2 Bedrooms
- Spacious Lounge
- Kitchen / Dining Room
- Driveway / Garden & Garage
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating TBC

A mid terrace bungalow requiring modernisation, offered for sale with no upward chain. Comprises entrance hall, spacious lounge and kitchen/dining room, 2 bedrooms and bathroom, together with rear garden/driveway and garage.

2 1 1

## Offers In Excess Of £180,000





## 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, post office, 2 shops (1 with chemist), doctors surgery, butchers, take-away restaurant and public house, together with an art gallery/studio which has regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstal Centre in Station Road. A full range of shopping, sporting, schooling and domestic facilities are available at Ely including the 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, electric storage heater.

**BEDROOM 1**

With double glazed window to front aspect, electric storage heater.

**BEDROOM 2**

With double glazed window to front aspect, access to loft, electric heater.

**LOUNGE**

With double glazed window to rear aspect, tiled fireplace, television point, 2 electric storage heaters.

**KITCHEN / DINING ROOM**

With double glazed window and door to rear garden, fitted with a range of matching wall and base level storage units, work surfaces and drawers, electric oven, hob and extractor hood, plumbing for washing machine, airing cupboard housing hot water cylinder.

**BATHROOM**

With low level WC, pedestal hand wash basin, panelled bath with shower above, electric fan heater.

**OUTSIDE**

To the front of the property there is an open plan garden. A pair of gates to the rear lead into a garden/hardstanding providing off road parking. There is also a garage with metal up and over door.

**AGENTS NOTES**

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

The property was purchased earlier in 2024 by our vendor as a part exchange.

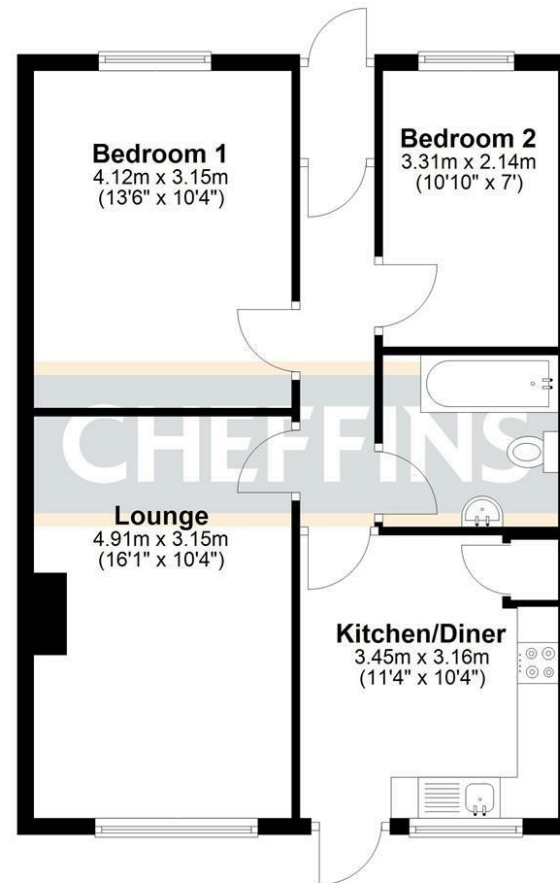
**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



## Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>57</b>	
England & Wales	
EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire 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.