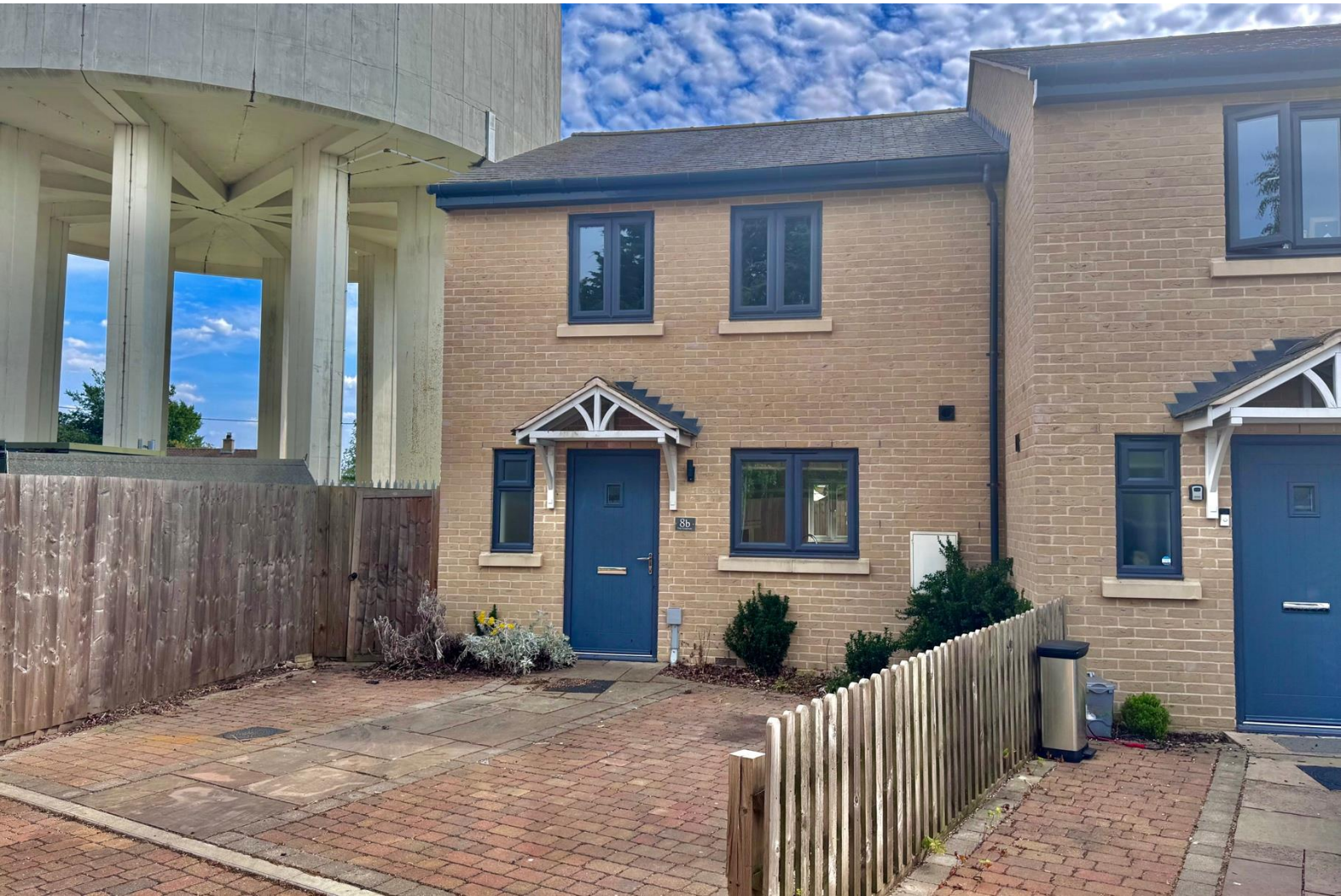




8b The Rampart

Haddenham, Ely, Cambs, CB6 5ST

Guide Price £299,950



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Haddenham

Haddenham enjoys an elevated position atop a high ridge, with views of the historic Cathedral City of Ely to the west. With around 3,000 residents it is well located for both a rural lifestyle & access to many amenities including shops, a doctor's surgery, church, pub, a library, a well-regarded primary school, pre-schools and a picturesque village green and wildlife garden. Furthermore, there's a strong sense of community in Haddenham, with sports and leisure activities available for all ages, including football teams for girls and boys, a village cricket team, a well attended bowls club and an active Sports & Social Club, together with Annual community events such as Haddenham Beer Festival and Haddenham Steam Rally. - Just 15 minutes' drive away is the City of Ely, with its historic centre and famous Cathedral with a wide selection of cafes, restaurants and independent shops & well recognised large brand supermarkets. The railway station in Ely offers commuters a fast train service to the larger centres of Cambridge (18 mins), Peterborough (33 mins) and London Kings Cross, (70 mins).

Description

Well presented 3 bed end of terrace house in a small cul-de-sac within this popular village. The property benefits from No Onward chain as it has previously been rented, Calor gas central heating, double glazing, open plan living are, WC and allocated parking.

Entrance Hall - 3.81m x 1.22m (12'6" x 4'0")

Fuse Box. Spotlights. Mains wired fire alarm. Stairs to first floor landing.

WC - 2.31m x 0.69m (7'7" x 2'3")

Double glazed window to the front aspect. low level WC. Wash basin with mixer tap and cupboard under. Radiator. Extractor fan. Spotlights.

Lounge Diner - 5.23m x 4.93m (17'2" x 16'2")

Open plan living with Double glazed window and double-glazed patio doors to the rear aspect. Two radiators Two ceiling light points. Understairs storage cupboard with coat hooks. Opening to:

Kitchen Area - 3.86m x 2.84m (12'8" x 9'4")

Range of units at base and wall level with work surfaces over and incorporating a single bowl, stainless steel sink with mixer tap. Spaces and plumbing for automatic dishwasher and washing machine. Tiled splash areas. Space for upright fridge/freezer. Double oven with 4 ring hob over and stainless-steel extractor canopy above. Double glazed window to the front

Landing - 3.33m x 1.93m (10'11" x 6'4")
Access to loft space. Ceiling light point.
Mains wired fire alarm.

Bedroom 1 - 4.27m x 3.17m (14'0" x 10'5")
Double glazed window to the rear aspect.
Radiator. Ceiling light point.

Bedroom 2 - 4.34m x 3.17m (14'3" x 10'5"max)
Double glazed window to the front aspect.
Radiator. Ceiling light point.



Bedroom 3 - 2.39m x 1.93m (7'10" x 6'4")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 2.79m x 1.93m (9'2" max x 6'4")
Panelled bath and shower screen with shower over. Tiled splash areas. Double glazed window to the rear aspect. Heated towel rail. Wash basin in vanity unit with cupboards under and low-level WC. Shaver socket. Cupboard housing Ideal Calor gas fired boiler serving central heating and hot water. Extractor fan.

Property Information

Local Council is East Cambridgeshire District Council - Council Tax Band is C.

The property is Freehold with registered title CB463831

Calor Gas heating.

Mains water, Electricity & Sewerage are connected.

Flood Risk is very low.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way.

Estimated broadband speeds are Standard 19mbps, Superfast 80mbps & Ultrafast 1800mbps

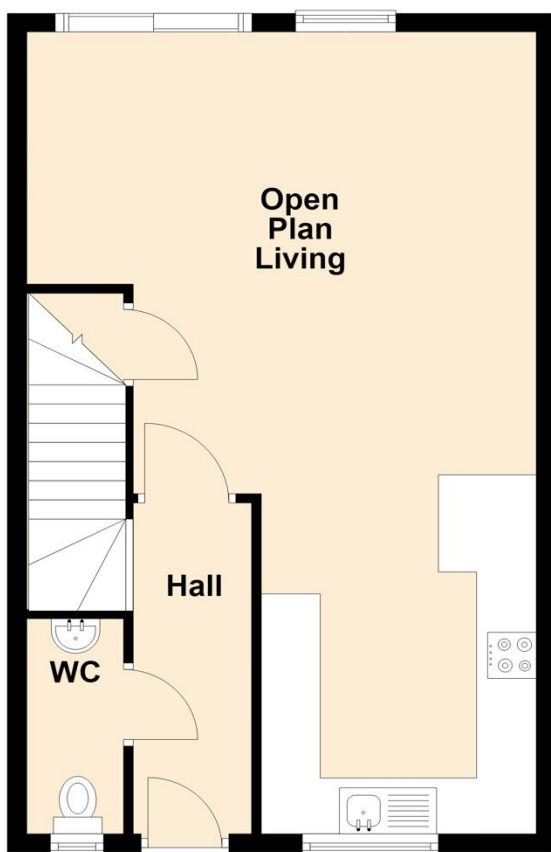




Floor Plan

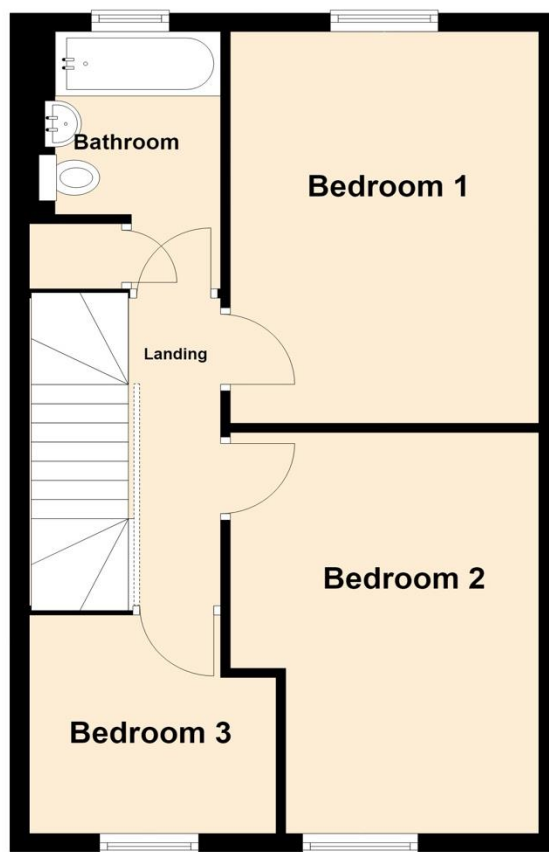
Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 91.3 sq. metres (982.9 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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