

Hinton View, Haddenham, CB6 3SP

CHEFFINS

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Guide Price £290,000

- No Forward Chain
- Deceptively Spacious Detached Bungalow
- 2 Double Bedrooms
- Well Equipped Kitchen
- Large Conservatory Linking The Accommodation
- Shower Room
- Off Road Parking And Garage
- Freehold / Council Tax C / EPC E



Summary - **No Forward Chain**

Cheffins are delighted to offer to the market this deceptively spacious and well-presented detached bungalow, situated within a quiet cul-de-sac in the popular village of Haddenham.

The property offers accommodation to include an entrance hall, a spacious lounge which leads through to a large conservatory, in turn providing access to the well-equipped fitted kitchen. There are two double bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a three-piece shower room.

Outside, the property has a well-maintained front garden and driveway providing off-road parking for two vehicles, leading up to a single garage. The rear garden is predominantly laid to lawn and features a paved patio area and gated side access to the front.

The property is offered for sale with no forward chain and is available to view by appointment only.















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, 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, built in storage cupboard, airing cupboard housing the hot water tank and radiator.

LOUNGE
Dual aspect room with bay window to front and open through to conservatory at the rear and skirting board heating.

CONSERVATORY
Of UPVC and brick construction with doors to the rear and sides. Two electric panelled heaters and radiator.

KITCHEN
Fitted with a well equipped range of base and wall units, cupboards and drawers with work surfaces over, integral fridge/freezer, integral under counter double oven with a four ring induction hob and stainless steel extractor hood over, integral washing machine, integral dishwasher, stainless steel sink with mixer tap over and matching splash back to counter, small breakfast bar and radiator.

BEDROOM 1
With window to the rear, fitted wardrobes and radiator.

BEDROOM 2
Dual aspect room with window to front and side, radiator.

SHOWER ROOM
fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle. Fully tiled walls and floor, window to front, extractor fan and heated towel rail.

OUTSIDE
To the front is a mainly laid to lawn front garden with hedgerows to borders, a driveway and a palm tree inset. Driveway providing off-road parking for two cars and leading up to a single garage. Single garage has an up and over door with power and light connected with door to rear providing access to the garden.

To the rear is a generous mainly laid to lawn garden with paved patio, mature shrubs and bushes to borders and gated access to the front.

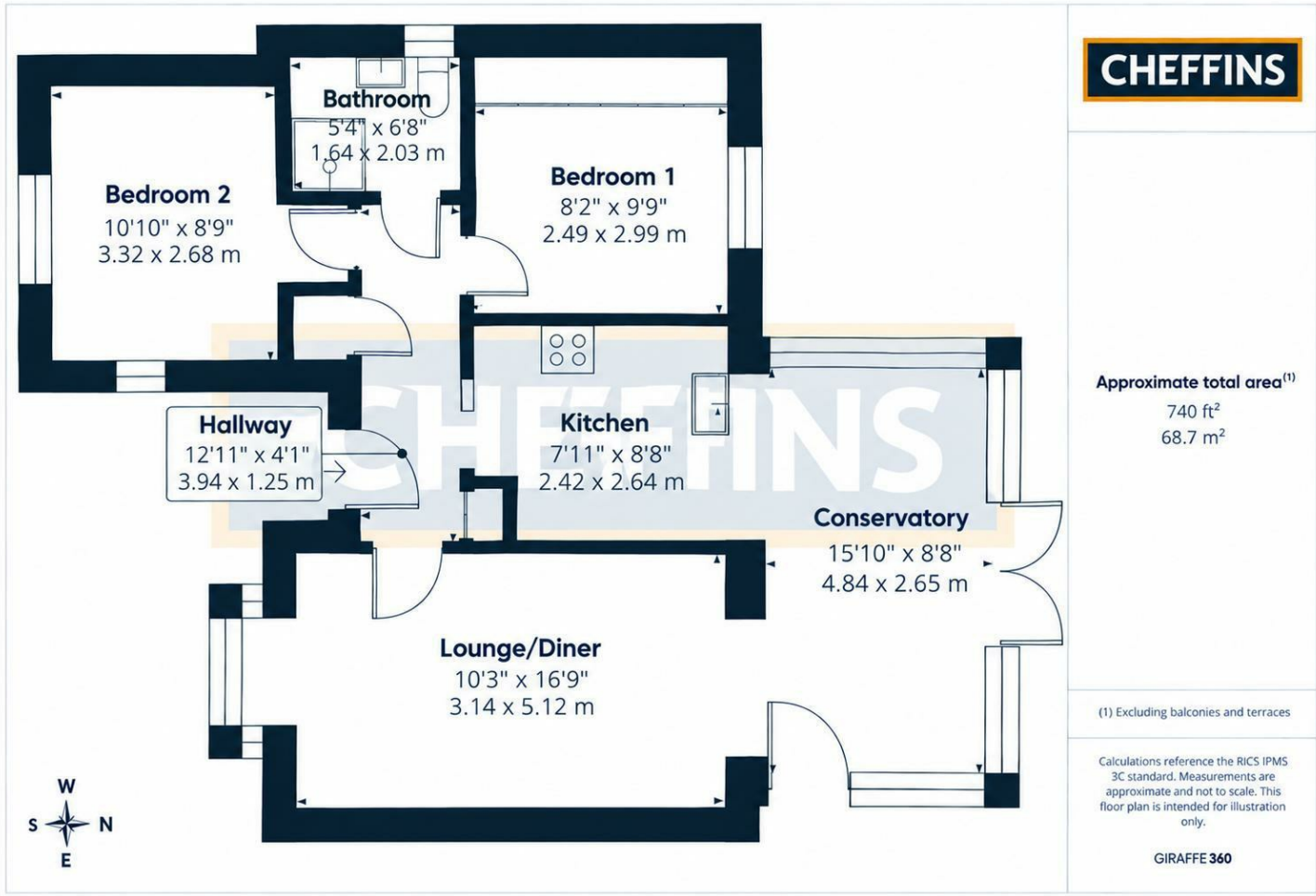
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

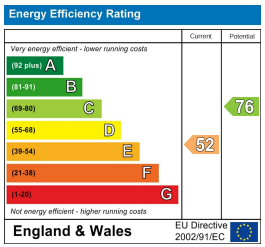












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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.