



2a The Rampart, Haddenham
Ely

RICHARD
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ESTATE AGENTS



£399,950

2a The Rampart

Haddenham, Ely

An individual detached home built by the current owners and situated within a highly regarded non-estate location opposite allotments and the recreation field.

Accommodation comprises entrance hall, cloakroom, spacious lounge, kitchen, dining room, conservatory/utility area, 4 bedrooms (1 ensuite) and bathroom. Outside there are well maintained and attractive gardens, a driveway and garage.

The property is subject to just a short onward chain and is conveniently located for access to the village centre.

Council Tax Band: D

EPC: TBC

Tenure: Freehold

- Individual Detached Home
- Attractive Non Estate Location Opposite Allotments & Recreation Field
- 4 Bedrooms (1 Ensuite)
- Spacious Lounge
- Kitchen/Dining Room
- Conservatory/Utility Area
- Attractive Well Maintained Gardens
- Driveway & Garage
- Convenient for Village Centre
- Subject to Short Onward Chain



ENTRANCE HALL

With door to front aspect, stairs to first floor, electric storage heater.

CLOAKROOM

With low level WC and wash basin.

LOUNGE

With window to front aspect and patio doors to both rear and side, wood burning stove with timber surround, television point, electric storage heater.

KITCHEN

With window and door to conservatory, sink unit and drainer, fitted with a range of wall and base level storage units, work surfaces and drawers, built-in electric double oven, hob and extractor hood, fridge/freezer, pull-out larder cupboard, plumbing for dishwasher, island unit with worktop and storage cupboards. Archway to ...

DINING ROOM

With window to front aspect giving an attractive view of allotments and recreation ground opposite, electric storage heater.

CONSERVATORY

With doors at either end into the garden, work surfaces, plumbing for washing machine and built-in cupboards.

FIRST FLOOR LANDING

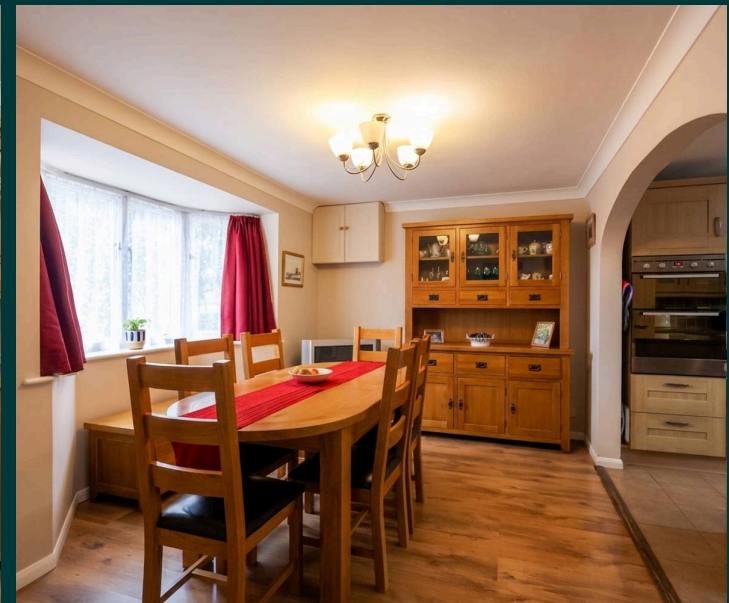
With airing cupboard housing hot water cylinder, electric storage heater.

BEDROOM 1

With window to front aspect giving an attractive view of allotments and recreation ground opposite, access to loft, electric storage heater.

ENSUITE

With shower cubicle, low level WC, pedestal hand wash basin, window to side aspect, heated towel rail.



BEDROOM 2

With window to front aspect giving an attractive view of allotments and recreation ground opposite, electric storage heater.

BEDROOM 3

With window to side aspect, electric heater.

BEDROOM 4

With window to front aspect giving an attractive view of allotments and recreation ground opposite, electric panel heater.

BATHROOM

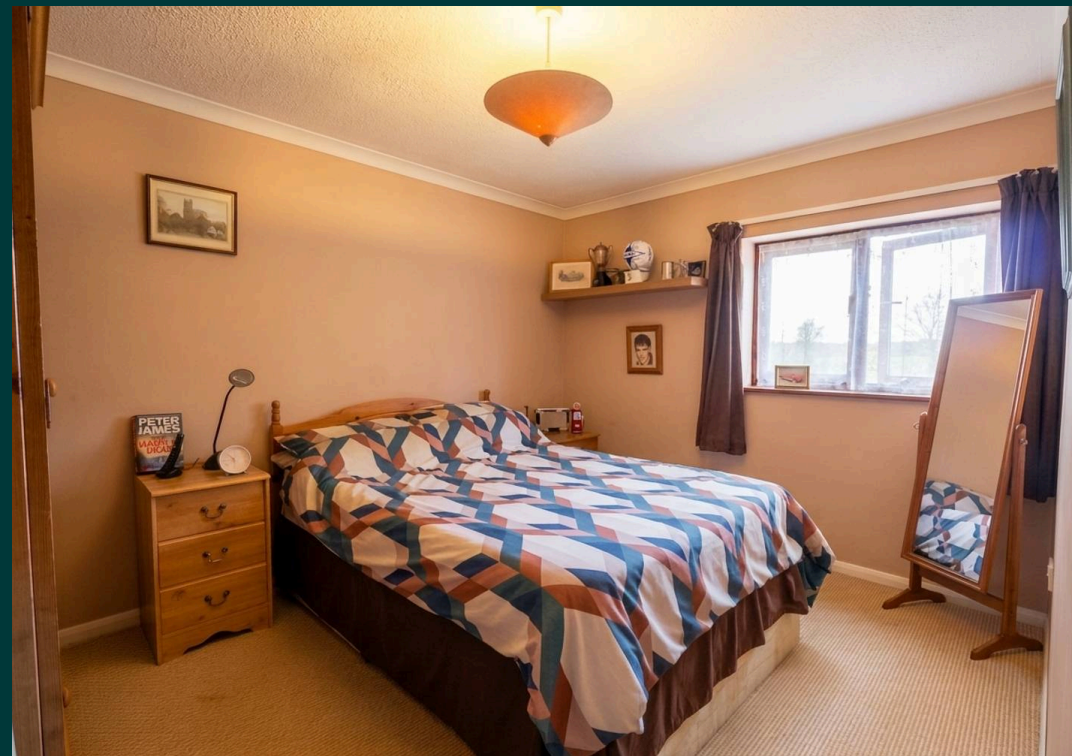
With suite comprising low level WC, pedestal hand wash basin, panelled bath, Velux window, heated towel rail.

Outside

The gardens are predominantly to the front and side and are extremely well maintained by the current owners. To the front there is a lawn with planted beds whilst to one side there is a further lawn with attractive beds and borders, a patio, vegetable garden and fish pond. The garden offers excellent privacy as it is well screened by hedging and there is access to the garage and driveway. To the other side there is another garden which houses a shed.

To the right of the plot is a spacious driveway leading to a garage with electricity connected.

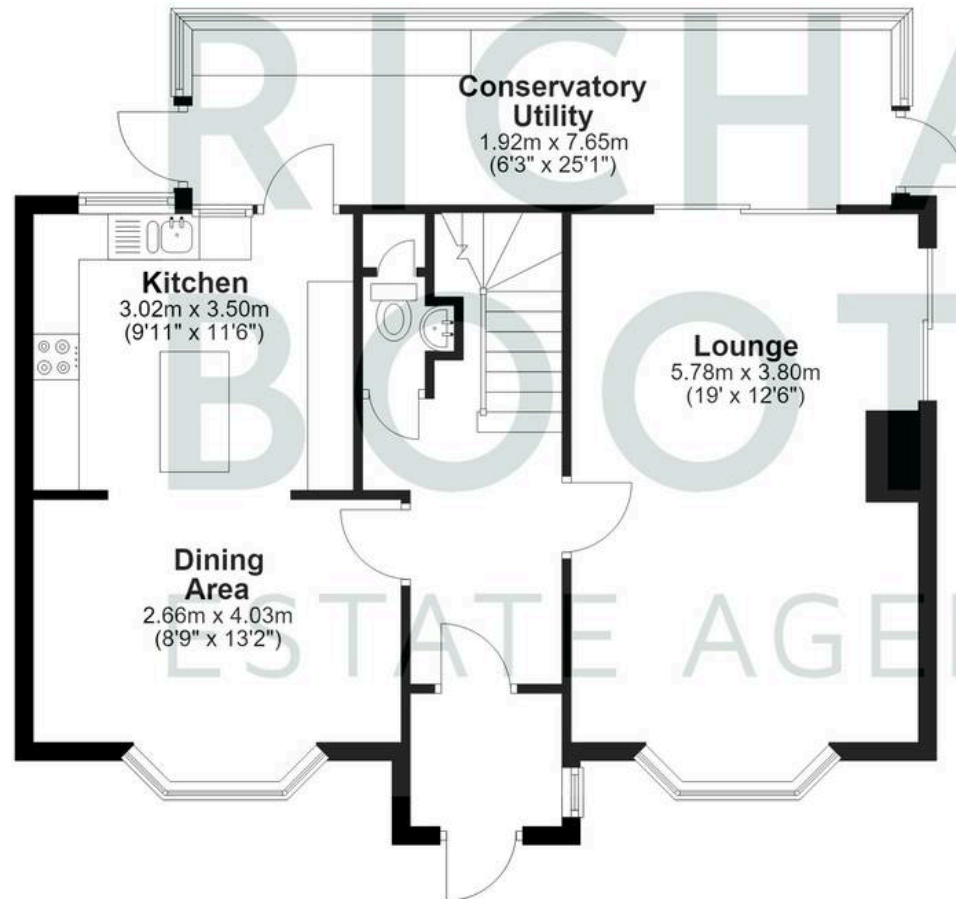






Ground Floor

Approx. 73.4 sq. metres (790.5 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



Total area: approx. 129.4 sq. metres (1393.0 sq. feet)



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