



Aldreth Road, Haddenham, CB6 3PW

CHEFFINS

Aldreth Road

Haddenham,
CB6 3PW

- Detached 3 Bedroom House
- Front Garden & Courtyard
- Driveway & Garage
- Freehold / Council Tax Band C / EPC Rating D

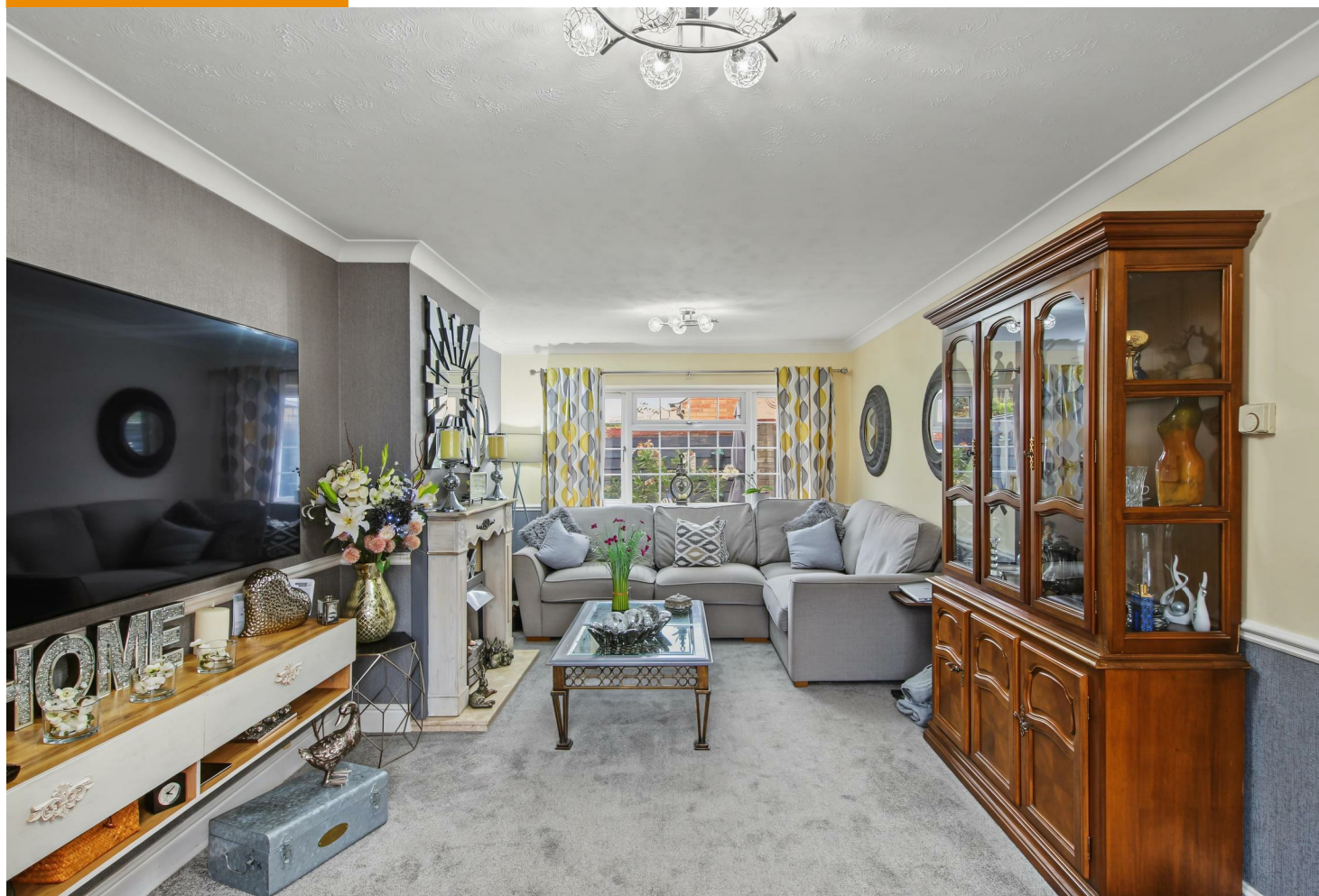
Cheffins offer to the market this detached family home located in the desirable village of Haddenham.

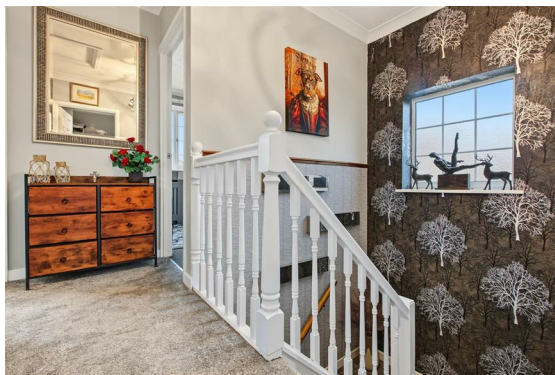
The accommodation comprises of entrance hallway with multiple storage cupboards, cloakroom, double aspect living room, kitchen/dining room with 3 bedrooms and bathroom to the first floor. Outside to the front is a mainly laid to lawn garden with driveway leading to a single garage, herbaceous gravelled sections and side gated access leading to a courtyard.

Viewings are highly recommended.

3 1 2

Guide Price £350,000





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 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 French doors to side, stairs rising to first floor landing, door to garage, utility cupboard, airing cupboard housing the hot water tank, additional storage cupboard housing boiler.

CLOAKROOM

Fitted with a two-piece suite comprising low level WC, wash hand basin, window to side.

LIVING ROOM

With bay window to front, window to rear, two radiators, featured fireplace.

KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, space for fridge/freezer, Kenwood five-ringed gas hob with extractor fan over, radiator, window to

rear, French doors leading to the courtyard

FIRST FLOOR LANDING

With window to side, loft hatch.

BEDROOM 1

With window to front, radiator.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to rear, radiator, two fitted wardrobes.

BATHROOM

Fitted with a three-piece suite comprising low level WC, wash hand basin, walk-in shower cubicle with rainfall showerhead over, heated towel rail, window to front.

OUTSIDE

The front, accessed by double gates, offers a fully enclosed, mainly laid to lawn garden with

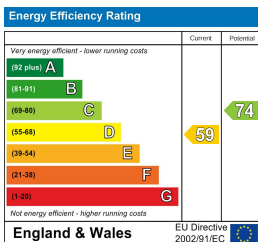
block paved driveway, leading to single garage, and path to front door, gravelled herbaceous sections, summerhouse, timber framed shed and side gated access to the fully enclosed courtyard with laid patio area.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Guide Price £350,000

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.

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Total floor area 122.9 m² (1,323 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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