



## 12 Lester Drive

Haddenham, Ely, Cambs, CB6 3UW

**Guide Price £200,000**



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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. It is home to around 3,000 residents and is well located for both a rural lifestyle with a welcoming active community and access to many amenities. The Village amenities include 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. There are also Annual community events such as the ever-popular 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 clustered around a thriving marketplace and the 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

Located in a quiet cul-de-sac close to the village centre, this 2 bed detached bungalow, requiring some cosmetic updating, offers double glazing, electric heating, conservatory, single garage and parking for 2 cars and NO ONWARD CHAIN.

**Hallway** - 4.06m x 1.14m (13'4" x 3'9"max)  
Part double glazed entrance door. Access to loft space. Coved ceiling with light point. Dimplex electric storage heater. Telephone point. Cupboard housing hot water tank and shelving.

**Living Room** - 3.78m x 3.53m (12'5" x 11'7")  
Dimplex electric storage heater and electric heater. Stone/Brick fireplace with electric fire and tiled hearth. Double glazed sliding patio doors to the Conservatory. Coved ceiling with light point.

**Conservatory** - 3.33m x 2.92m (10'11" x 9'7")  
Upvc construction with sloped roof, double glazed windows to three sides and a double-glazed door to the rear garden. Wall light point.

### **Kitchen - 2.87m x 2.57m (9'5" x 8'5")**

Range of units at base and wall level with roll-top work surfaces over. Single bowl sink with mixer tap. Double glazed window to the rear aspect. Tiled splash areas. Space for free standing electric cooker. Space and plumbing for automatic washing machine and fridge. Wall mounted Dimplex electric heater. Coved ceiling with light point. Part double glazed door to covered side passage.

### **Bedroom 1 - 3.18m x 3.15m (10'5" x 10'4")**

Double glazed window to the front aspect. Coved ceiling with light point. Dimplex electric storage heater.

### **Bedroom 2 - 2.16m x 1.96m (7'1" x 6'5")**

Double glazed window to the front aspect. Electric heater. Fuse box. Ceiling light point.

### **Bathroom - 1.8m x 1.65m (5'11" x 5'5")**

Panelled bath with mixer tap. Pedestal wash basin. Low level WC. Tiled splash areas. Wall mounted Dimplex heater. Double glazed window to the side aspect. Coved ceiling with light point.



### **Outside**

The front of the property has a small area of lawn and a driveway providing parking for 2 cars leading to a single garage with up and over door, power and light. Covered side passage giving access via double glazed door to the rear garden. There is an electric meter cupboard and a double-glazed door to the side of the garage leading to the covered passageway with doors to the Kitchen and the rear garden.

The rear garden is fully enclosed and has a small area of lawn, patio and mature conifer hedging with access into the conservatory.

### **Property Information.**

Local Council is East Cambridgeshire District Council - Council Tax Band is B

The property is Freehold with registered title CB304261

Flood risk is very low.

All main utilities except gas are connected.

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

Estimated Broadband Speeds are Standard 16mbps, Superfast 80mbps & Ultrafast 1800mbps.





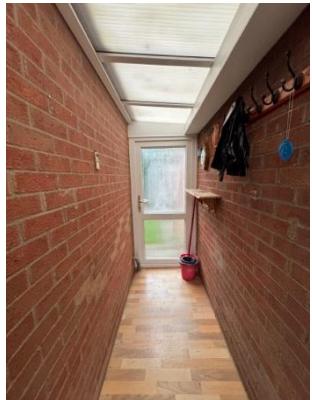
## Floor Plan

### Ground Floor

Approx. 53.6 sq. metres (576.8 sq. feet)



Total area: approx. 53.6 sq. metres (576.8 sq. feet)



## Energy Efficiency Graph

# EPC

## Viewing

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

# COMMISSIONED

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