



West End, Haddenham, CB6 3TE

CHEFFINS

West End

Haddenham,
CB6 3TE

- No Upward Chain
- Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen / Dining Room
- Off Road Parking
- Approx 100' Rear Garden
- Freehold / Council Tax Band B / EPC Rating E

Cheffins offer to the market this deceptively spacious semi detached home situated in the popular village of Haddenham.

The property comprises an entrance hall, a kitchen/dining room, a generous lounge and a study which could also be used as a ground floor bedroom and a family bathroom. To the first floor there are three bedrooms completing the internal accommodation.

Outside the property to the front there is a generous garden with a driveway providing off road parking for 3-4 cars, whilst the rear offers another generous mainly laid to lawn garden of approximately 100' in length.

This property further benefits from being offered for sale with no upward chain and we encourage an early viewing to avoid disappointment.

 3  1  2

Guide Price £295,000





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 door to front, stairs leading to the first floor, radiator.

LOUNGE

With door to rear, window to front, electric fireplace and log burner, 2 radiators.

STUDY / BEDROOM

With window to side and door to side providing access into the garden.

KITCHEN / DINING ROOM

Dining area with window to rear and radiator.

Kitchen area fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for single oven with extractor hood over, 1 1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, wall mounted boiler, window and door to rear.

GROUND FLOOR BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin with a shower over, window to side.

FIRST FLOOR LANDING

With access to loft, window to side.

BEDROOM 1

Window to front, radiator, built-in cupboard.

BEDROOM 2

With window to rear, radiator.

BEDROOM 3

With window to rear, radiator.

OUTSIDE

The front of the property has off road parking for 3/4 cars and is mainly laid to lawn.

The rear garden is estimated at 100' in length and is mainly laid to lawn with paved patio, timber shed, log store, mature shrubs and trees. The garden also contains the oil storage tank.

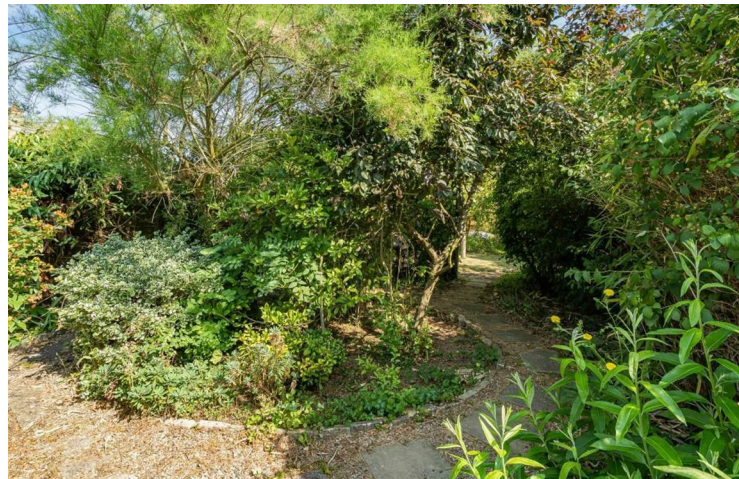
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

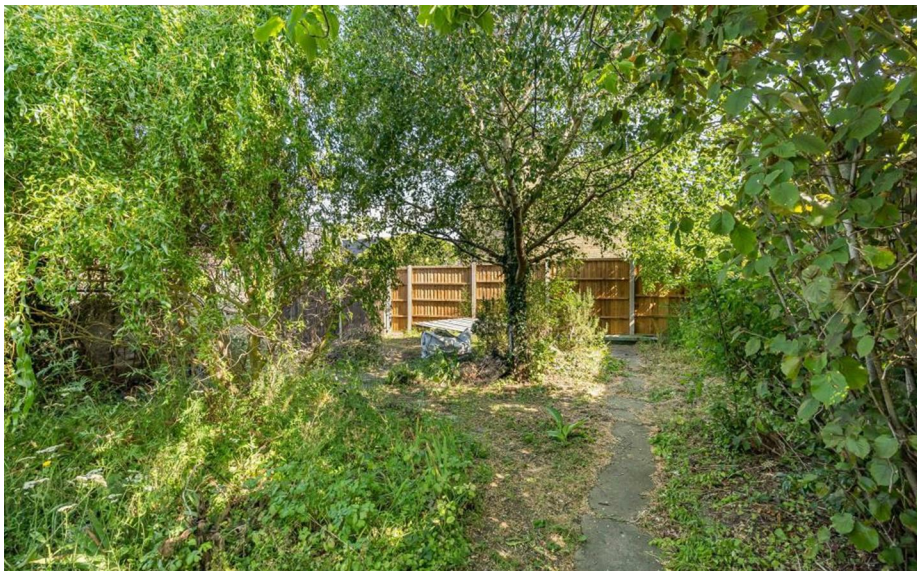


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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

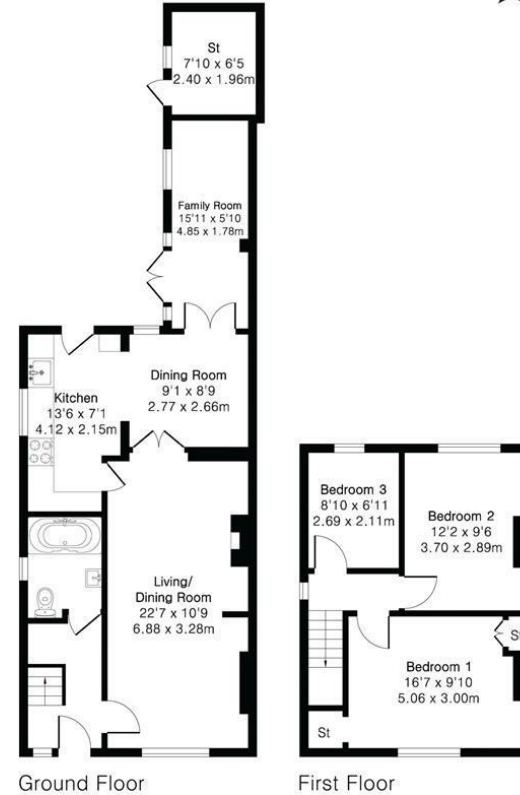




Approximate Gross Internal Area 1060 sq ft - 98 sq m

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 380 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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



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