



55 Camping Close, Haddenham, Ely, Cambridgeshire,

Asking Price

£240,000

- Living Room With Log Burning Stove
- Two Bedrooms
- Garage & Drive Way Parking
- Electric Heating
- Solar Panels
- Semi-Detached Bungalow
- Conservatory
- Desirable Village Location
- Modern Kitchen
- Double Glazing

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UPVC Part Glazed Door To;

Kitchen

8' 10" x 11' 1" (2.69m x 3.38m) Double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Space for washing machine, tumble dryer and cooker. Two storage cupboards.

Conservatory

11' 2" x 9' 6" (3.40m x 2.90m) Patio doors to garden. Double glazed construction.

Shower Room

5' 5" x 7' 8" (1.65m x 2.34m) Double glazed window to side. Shower cubicle. Wash hand basin within vanity unit. W.C.

Garage

9' 4" x 13' 5" (2.84m x 4.09m) Power and light.

Living Room

11' 9" x 14' 2" (3.58m x 4.32m) Door to conservatory. Log burning stove.

Bedroom 1

11' 9" x 12' 4" (3.58m x 3.76m) Double glazed window to front.

Bedroom 2

8' 9" x 7' 8" (2.67m x 2.34m) Double glazed window to rear.

Rear Garden

Raised deck area. Patio area. Area laid to lawn. Wooden storage sheds.



Front

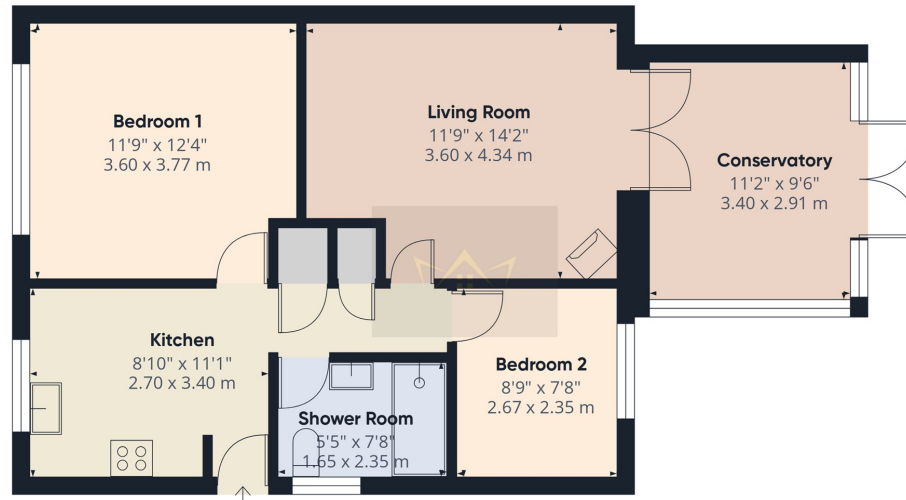
Low maintenance front garden with a driveway offering parking leading to the garage.



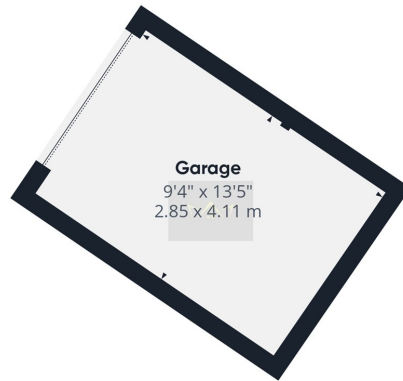
This charming two-bedroom semi-detached bungalow, nestled in the highly sought-after village of Haddenham, perfectly combines comfort, convenience, and eco-friendly living. Boasting solar panels with battery storage, the property ensures improved energy efficiency, helping to reduce utility costs while promoting sustainable living. Inside, you'll find a modern kitchen, a welcoming living room featuring a cozy log burning stove, a charming conservatory, double glazing throughout, plus a garage and driveway parking-ideal for those seeking a peaceful yet practical lifestyle. Outside, a well-maintained garden provides a tranquil retreat, perfect for gardening enthusiasts or relaxing outdoors. Haddenham is a picturesque and welcoming village, offering a variety of local shops and highly regarded recreational facilities. The village is well connected by road and rail, with easy access to nearby towns and cities, making commuting straightforward. Surrounded by beautiful countryside and walking trails, residents can enjoy a tranquil environment while still enjoying the convenience of modern living.

This lovely two-bedroom semi-detached bungalow is located in the highly sought-after village of Haddenham. Featuring solar panels with battery storage for improved energy efficiency, along with a garage and driveway parking, this home offers both convenience and security.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area^(N)

776 ft²

72.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.