



Crossways, The Green, Haddenham, Ely, Cambridgeshire CB6 3TP

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An immaculately presented two bedroom end of terrace property situated within the heart of this well served village and is an ideal first time purchase.

- End Of Terrace Property
- Living/Dining Room
- Kitchen
- Two Bedrooms
- Family Bathroom
- Fully Enclosed Garden
- Parking To Rear

Guide Price: £230,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day-to-day shopping including a post office, general store and a Chinese take away/fish and chip shop. Other facilities include a doctor's surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE PORCH with door to front aspect and built-in storage.

OPEN PLAN LIVING/DINING ROOM Dual aspect with double glazed windows to front and rear. Staircases rising to first floor, updated electric heating and door leading to the rear garden.

LIVING ROOM: 3.01m x 3.86m (16'5" x 12'8")

DINING AREA: 2.88m x 2.82m (9'5" x 9'3")

KITCHEN 9'3" x 6'8" (2.82 m x 2.03 m) with double glazed window to rear. Fitted with a matching range of wall and base units with drawers and inset stainless steel sink and drainer. Electric oven with hob and extractor hood over, integral fridge freezer and dishwasher.

FIRST FLOOR LANDING

BEDROOM ONE 12'10" x 10'4" (3.90 m x 3.16 m) with double glazed window to front aspect, built-in storage cupboard and electric heater.

BEDROOM TWO 9'9" x 11'10" (2.96 m x 3.60 m) with double glazed window to rear aspect. Electric heater.

BATHROOM Suite comprising panel enclosed bath with shower over, low level WC and pedestal wash hand basin. Heated towel rail and double glazed window to rear aspect.

EXTERIOR The property benefits from a fully enclosed garden with allocated parking to rear.

Tenure The property is leasehold with 999 year lease from 1987 - therefore 959 years remaining. Once purchased, will also be a 10% share of the freehold. Maintenance/Service Charges of £75 per month.

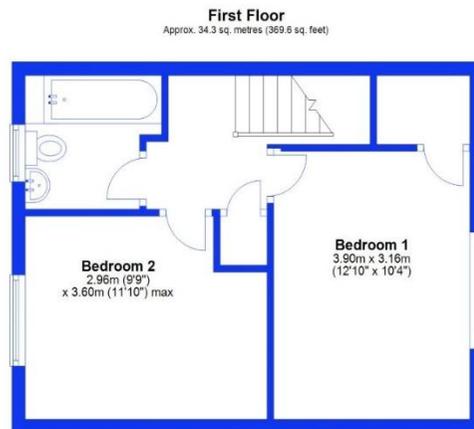
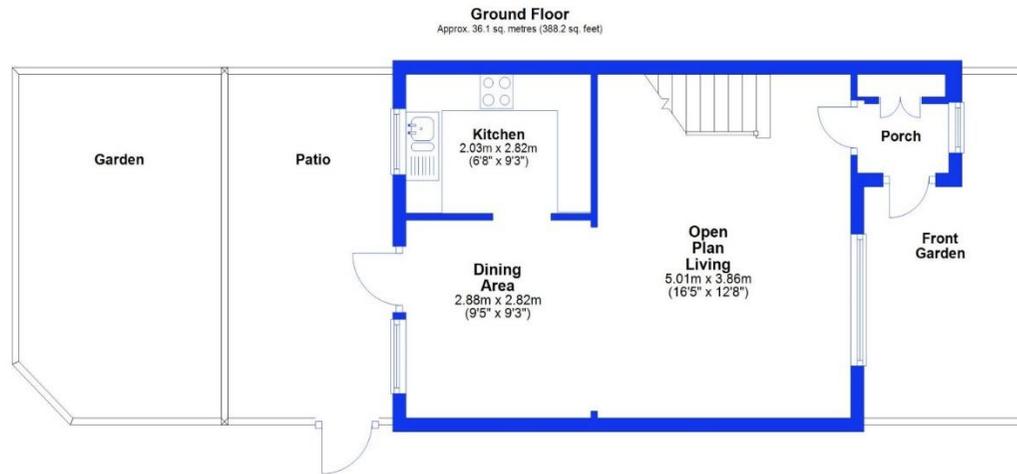
Council Tax Band B

EPC E (50/76)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7418





Total area: approx. 70.4 sq. metres (757.8 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.