

Linden Way, Haddenham, CB6 3UG

CHEFFINS

CHEFFINS

Linden Way

Haddenham,
CB6 3UG

2 1 1

Guide Price £190,000

- NO FORWARD CHAIN
- 2 Bedroom Terraced Bungalow
- Garage En Bloc
- 4 Piece Bathroom
- Front & Rear Gardens
- Freehold / Council Tax Band B / EPC Rating TBC



NO FORWARD CHAIN offered on this deceptively spacious terraced bungalow, situated in a quiet residential location in the village of Haddenham.

The property offers an entrance hall, 2 double bedrooms both with built in wardrobes, a good sized lounge overlooking the green to the front, a kitchen and a 4 piece bathroom suite completing the internal accommodation.

Outside the property is a lawned front garden as well as a lawned rear garden with mature shrubs, trees and plants to borders.

The property further benefits from a single garage en bloc and is available to view by appointment.













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 PORCH

Door to front, door leading into the hallway

HALLWAY

Door to front, radiator.

LOUNGE

Window to front, radiator, electric fireplace

KITCHEN

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 single oven with extractor hood over, plumbing and space for a washing machine, floor standing boiler, space for under counter fridge & freezer, window to rear, door to rear providing access to the garden

BEDROOM 1

Window to rear, radiator, built in wardrobe

BEDROOM 2

Window to front, radiator, built in wardrobe

BATHROOM

Fitted with a 4 piece suite comprising; low level wc, pedestal wash hand basin, paneled bath and shower cubicle, window to rear, tiled splashbacks, tiled floor, loft access

OUTSIDE

The front garden is lawned with pathway to the front door.

The rear garden is a mainly laid to lawn area with paved patio, mature shrubs, trees and plants to borders, there is a timber shed plus a separate potting shed as well as gated access to the rear leading to the garage.

SINGLE GARAGE

En Bloc with up & over door.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

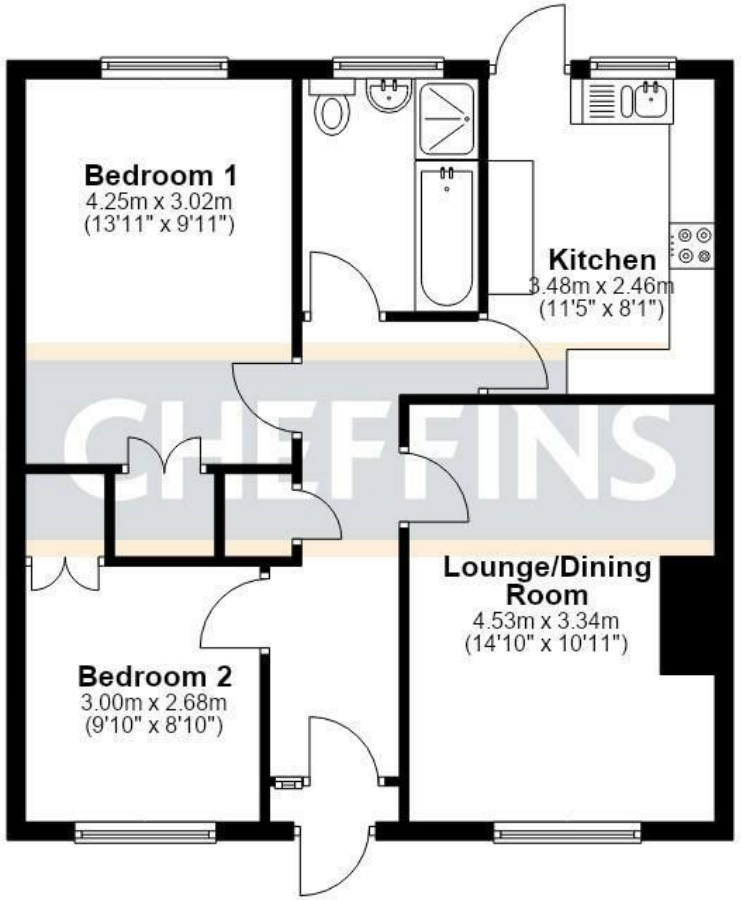




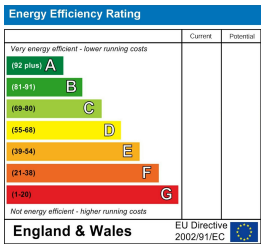


Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 sq. feet)



Guide Price £190,000

Tenure - Freehold

Council Tax Band - B

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.

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

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.