



Froize End, Haddenham, CB6 3UQ

**CHEFFINS**

## Froize End

Haddenham,  
CB6 3UQ

- Established Semi Detached House
- 3 Double Bedrooms
- Lounge & Conservatory
- Courtyard Style Garden with Home Office
- Single Garage & Parking
- Popular Village
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating E

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

The property comprises of entrance hall, generous lounge to the front, kitchen/breakfast room to the rear, utility, conservatory, 3 double bedrooms and a family bathroom. Outside the property there is a low maintenance courtyard style garden, a home office with power connected, ample parking beyond the garden and a single garage.

The property benefits from being offered for sale with no upward chain and is available to view by appointment only.



**Guide Price £340,000**





## 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, shop with post office, pharmacy, doctors surgery, butchers, take-away restaurant and public house, together with an art centre/studios which have regular exhibitions. There are a number of clubs and societies within the village many of which are based at the Robert Arkenstall Centre in Station Road where there is also a public library. 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 to first floor, radiator.

## CLOAKROOM

With low level WC, wash hand basin, understairs storage cupboard.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, mains plumbed American fridge/freezer, window to rear, door to rear, space for a single oven.

## LOUNGE

With 2 windows to front, fireplace, 2 radiators.

## UTILITY ROOM

With window to rear, door to side, plumbing for washing machine, boiler.

## CONSERVATORY

With double doors to rear, radiator, tiled flooring, air conditioning fitted.

## FIRST FLOOR LANDING

With window to side and access to loft.

## BATHROOM

Fitted with 4-piece suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle, Window to rear, radiator and extractor fan.

## BEDROOM 1

With window to rear, built-in wardrobe, radiator, airing cupboard housing hot water tank.

## BEDROOM 2

With window to front, radiator, built-in wardrobe, work space.

## BEDROOM 3

With window to front, radiator.

## OUTSIDE

There is a courtyard style garden with trees and plants to borders, together with a garden office with power connected. There is also an electric point and outside tap. A gate at the rear leads to a block paved driveway providing parking for multiple cars and a single garage with power and light connected.

## AGENTS NOTE

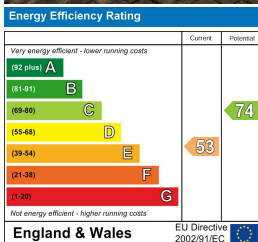
We understand the neighbour has a right of access across the parking area to access their own parking.

## VIEWING

Strictly by appointment with the Agents







Guide Price £340,000

Tenure - Freehold

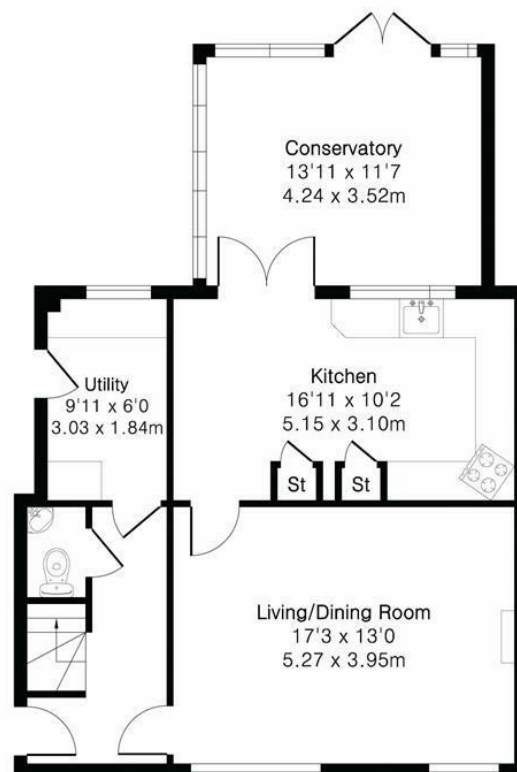
Council Tax Band - C

Local Authority - East Cambs District Council

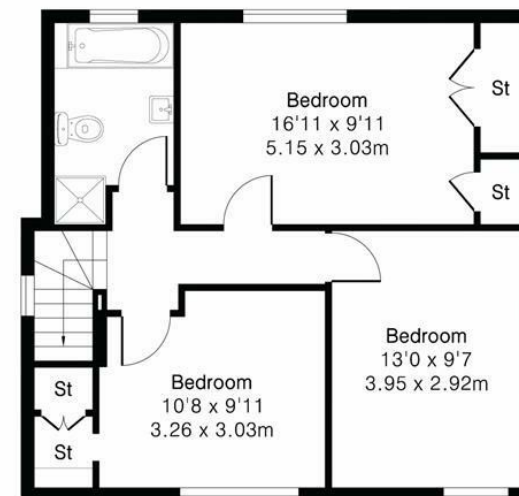
**Approximate Gross Internal Area 1303 sq ft - 121 sq m**

Ground Floor Area 736 sq ft - 68 sq m

First Floor Area 567 sq ft - 53 sq m



Ground Floor



First Floor



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>.

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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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