



Camping Close, Haddenham, CB6 3UA

CHEFFINS

Camping Close

Haddenham,
CB6 3UA

3 1 1

- Extended Semi Detached Bungalow
- Open Plan Living
- 3 Good Size Bedrooms
- Off Road Parking & Tandem Garage
- Garden to Rear
- Popular Village Location
- Freehold / Council Tax Band B / EPC Rating C

Cheffins offer to the market this well presented extended semi detached bungalow located in the popular village of Haddenham.

The property has been extended by the current owners and offers an open plan living/kitchen/dining room with bi-fold doors into the garden. There are also 3 good size bedrooms and a family bathroom.

Outside the property there are front and rear gardens, the front also having a driveway providing off road parking for 2 cars and leading up to the tandem garage, whilst the rear is enclosed and has gated access from the front.

To fully appreciate this lovely home an early viewing is highly recommended.

Guide Price £300,000





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, 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 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, utility cupboard containing plumbing for washing machine, 2 radiators, access to loft, 2 storage cupboards.

OPEN PLAN LOUNGE / KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, 4-ring hob with extractor hood over, integrated dishwasher, fridge/freezer and double oven, window to front, bi-fold doors to side leading into the garden, radiator, vaulted ceiling with 2 skylights to rear.

BEDROOM 1

With window to front, radiator.

BEDROOM 2

With window to rear, fitted wardrobes, radiator.

BEDROOM 3

With door to rear leading into a

lean-to, radiator, built-in storage cupboard.

LEAN-TO

With doors to rear leading into the garden.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal hand basin, 'L' shaped bath with shower over and shower screen, heated towel rail.

OUTSIDE

To the front of the property there is a small lawned front garden and driveway to the side providing off road parking for 2 vehicles and leading up to the tandem garage with power and light connected.

The rear garden is mainly laid to lawn with gated access to front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-81) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

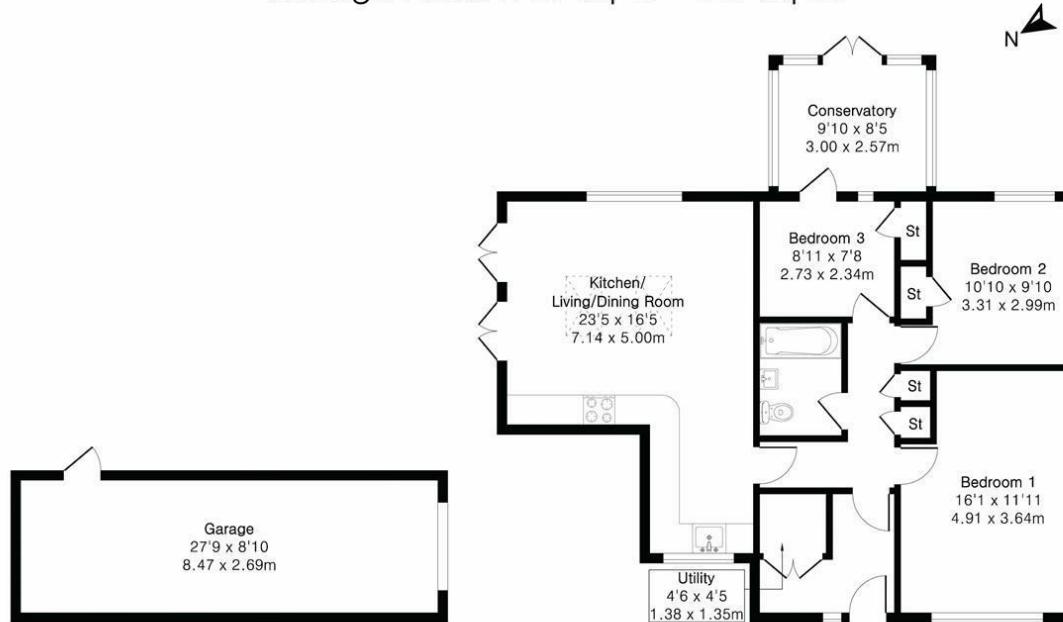


Guide Price £300,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 986 sq ft - 92 sq m
(Excluding Garage)**

Garage Area 245 sq ft – 23 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.

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.

