



Hillrow, Haddenham, CB6 3TJ

**CHEFFINS**

## Hillrow

Haddenham,  
CB6 3TJ

**\*\* SORRY, FULLY BOOKED FOR VIEWINGS\*\***

End of terrace cottage situated within this popular village. Accommodation comprises fitted kitchen with cooker, living room, ground floor bathroom and two bedrooms. There is a small courtyard, shed and parking. Available: 14/05/2026. Deposit: £951. Holding fee: £190. Council tax band: B. EPC: E

### LOCATION

Haddenham has a range of day-to-day amenities and facilities including primary school, post office, 2 shops (1 with chemist), doctor's surgery, take-away restaurant, public house, together with an art gallery/studio which has regular exhibitions. A full range of shopping, sporting, schooling and domestic facilities are available at Ely and Cambridge. Ely has a mainline rail service via Cambridge to London and surrounding centres.



**£825 PCM**





## **KITCHEN**

Newly fitted units with cooker, extractor, plumbing for washing machine and space for fridge/freezer.

## **LIVING ROOM**

with window to front aspect and feature fireplace.

## **BATHROOM**

located on the ground floor with WC, hand wash basin and bath with electric shower over.

## **BEDROOM**

with airing cupboard and window to front aspect.

## **BEDROOM**

## **OUTSIDE**

There is a small courtyard, shed and driveway parking.

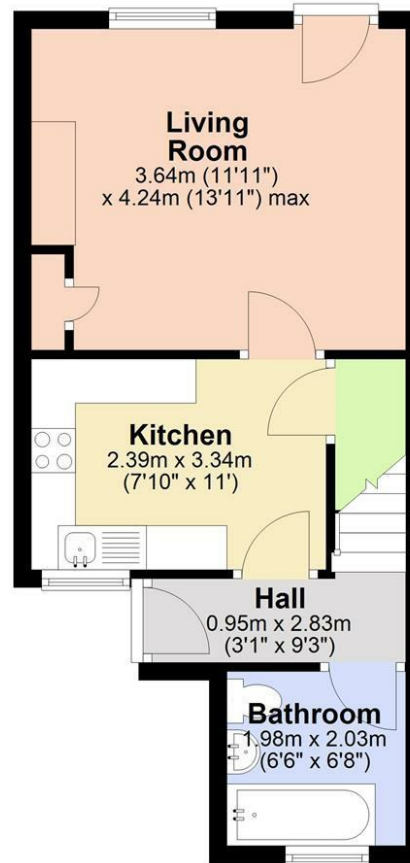
## **LETTING AGENTS NOTES**

For more information on this property please refer to the Material Information brochure on our Website.



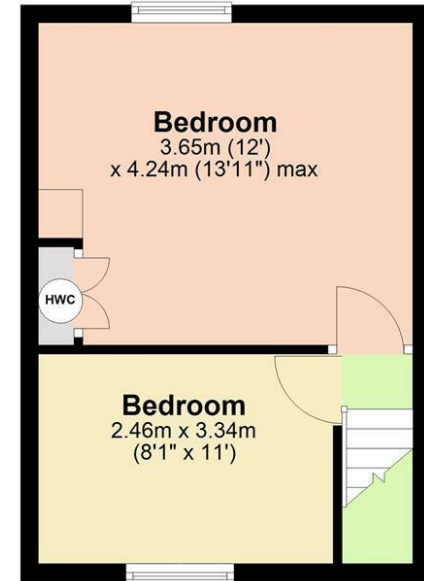
### Ground Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



### First Floor

Approx. 26.3 sq. metres (283.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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.

