



Duck Lane, Haddenham, CB6 3UE



Duck Lane

Haddenham,
CB6 3UE

Semi-detached bungalow close to the centre of this popular village. Accommodation comprises kitchen, living room, conservatory, 2 bedrooms, shower room, enclosed rear garden and driveway. Available: 18/08/2026. Deposit: £1,153. Holding deposit: £230. Council tax band: B. EPC: D

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. A full range of shopping, sporting, schooling and domestic facilities are available at Ely and Cambridge.



£1,000 PCM





KITCHEN

with double oven, hob, extractor, washing machine and integrated fridge/freezer.

LIVING ROOM

CONSERVATORY

condenser dryer and doors to the front and rear garden.

BEDROOM

with built in wardrobes.

BEDROOM

SHOWER ROOM

wash basin and toilet in vanity unit and walk in shower.

OUTSIDE

enclosed rear garden with patio area, shed and driveway parking.

LETTING AGENTS NOTES

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

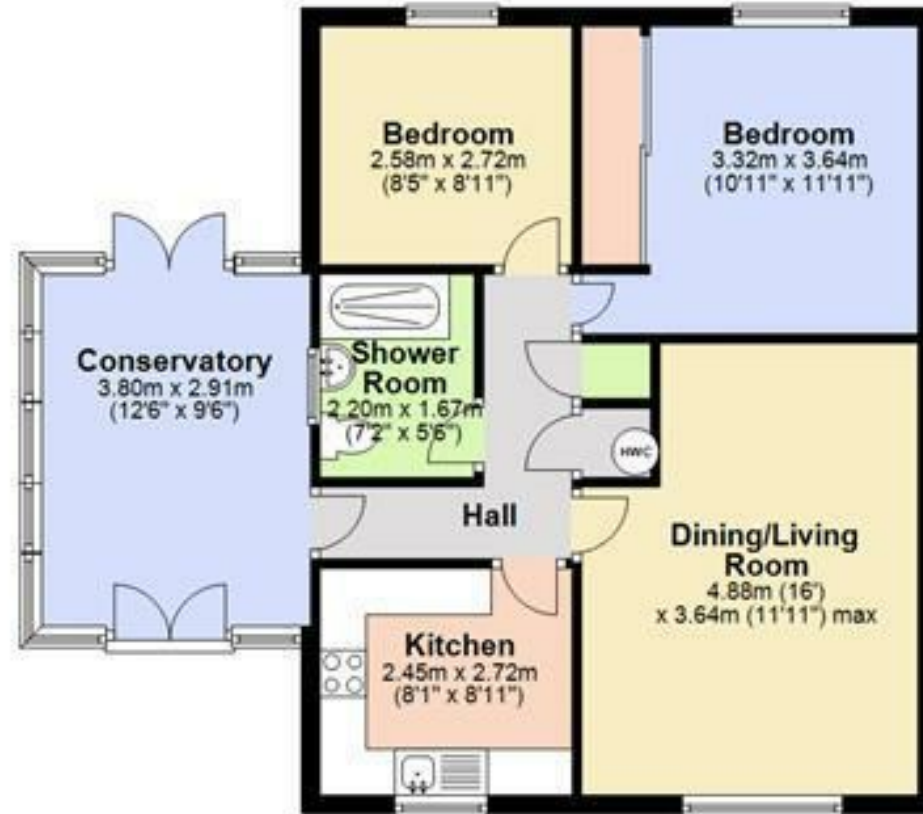


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 65.2 sq metres (701.6 sq feet)



Total area: approx. 65.2 sq. metres (701.6 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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.

