



**Mallard Rise, Haddenham, CB6 3TY**



# Mallard Rise

Haddenham,  
CB6 3TY

- No Forward Chain
- 2 Double Bedrooms
- Refitted Kitchen
- Refitted Shower Room
- Lounge / Diner
- Conservatory
- Off Road Parking and Single Garage
- Freehold / Council Tax B / EPC E

Cheffins offer to the market this well presented and recently refurbished semi detached bungalow located in a cul-de-sac in the popular village of Haddenham.

The property offers 2 good sized Bedrooms, Entrance Hall, refitted Kitchen, refitted Shower Room, Lounge / Diner and Conservatory.

Outside the property there are front and rear Gardens, a driveway providing off road parking for 2 vehicles plus a single garage whilst the rear offers a mainly laid to lawn Garden enclosed by timber fencing and has gated access to the front.

This property further benefits from being offered to the market with no forward chain and is available to view by appointment.



**Guide Price £260,000**





## 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

Door to the side, electric radiator, loft access and two built in storage cupboards.

## LOUNGE / DINER

Window to the front and electric radiator.

## KITCHEN

Refitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral single oven, 4 ring electric hob with extractor hood over, stainless steel sink with mixer tap over, plumbing for a washing machine, space for fridge / freezer and window to the front.

## SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan and window to the side.

## BEDROOM 1

Window to side, electric radiator and built in wardrobe.

## BEDROOM 2

Built in wardrobes and electric radiator. Door to rear to..

## CONSERVATORY

With insulated roof and doors to side providing access to the Garden.

## OUTSIDE

To the front there is a small mainly laid to lawn Garden with driveway to the side providing off road parking for 2 cars and leading up to a single garage. The garage is connected with power and light, has an up and over door, window to the rear and door with access to the garden.

To the rear there is a mainly laid to lawn rear Garden enclosed by timber fencing, paved patio and gated access to the front.

## VIEWING ARRANGEMENTS

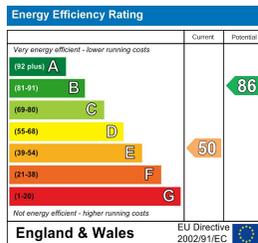
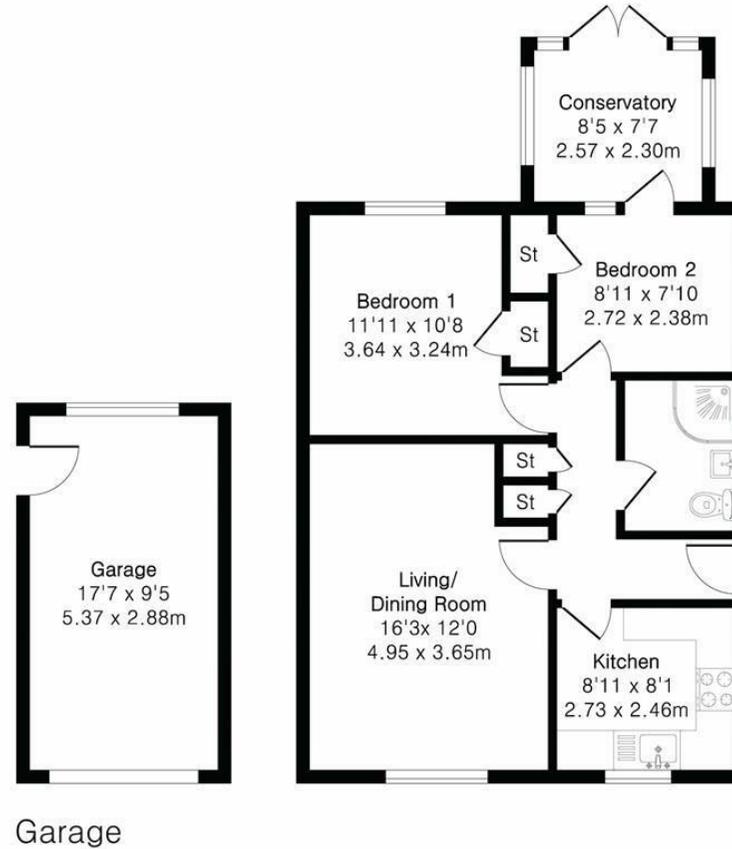
Strictly by appointment with the Agents.





**Approximate Gross Internal Area 659 sq ft - 61 sq m  
(Excluding Garage)**

Garage Area 166 sq ft – 15 sq m



Guide Price £260,000

Tenure – Freehold

Council Tax Band – B

Local Authority – East Cambs District Council



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.