



Lester Drive, Haddenham, CB6 3UW

CHEFFINS

Lester Drive

Haddenham,
CB6 3UW

- No Forward Chain
- Detached Updated Bungalow in Cul De Sac Location
- 2 Bedrooms
- Refitted Shower Room
- Off Road Parking
- Garage
- Conservatory
- FREEHOLD / COUNCIL TAX B / EPC E

We are delighted to offer to the market this modern two-bedroom detached bungalow tucked away at the end of a tranquil cul-de-sac in the sought-after and well-served village of Haddenham.

The property offers entrance hall, 2 bedrooms, lounge to the rear leading to a conservatory, a well equipped modern kitchen and a refitted shower room.

Outside the property there is a driveway offering off road parking leading up to a single garage, whilst the rear offers a courtyard style garden that is laid to paving for easy maintenance.

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

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Guide Price £239,950





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, butchers, 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 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.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, 4 ring hob with extractor hood over, double oven, one and a half bowl sink with mixer tap over, integrated microwave, breakfast bar, door to side and window to the rear.

MAIN HALLWAY

Door to front, radiator, airing cupboard with loft access.

LOUNGE

Door to the rear leading to the Conservatory, electric fire place and a radiator.

CONSERVATORY

Doors to the side leading out to the rear Courtyard Garden.

BEDROOM 1

Window to the front and a radiator.

BEDROOM 2

Window to the front and a radiator.

SHOWER ROOM

Refitted three piece suite comprising of low level WC, vanity wash hand basin and a walk in shower cubicle, heated towel rail, extractor fan and a window to the side.

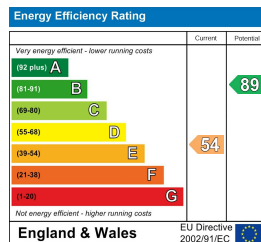
OUTSIDE

The front garden is laid to grass with a footpath leading to the front door. To the left, there is a driveway that leads to the garage, which has an electric roller shutter door. The garage is equipped with power and storage in the roof, as well as plumbing for the washing machine. The rear garden is accessible through a secure side gate and is perfect for outdoor gatherings. Additionally, there is an outside tap, trellis-style fencing for screening the propane gas canisters which fuel the property heating system. A personnel door located at the rear of the garage provides easy access to the garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





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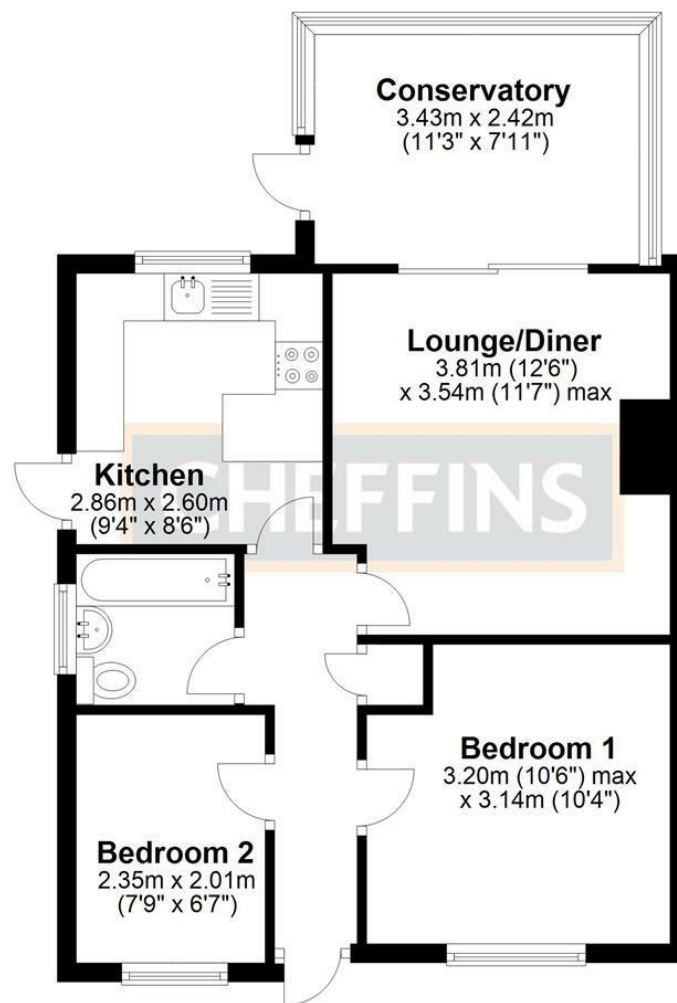
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



Total area: approx. 52.7 sq. metres (567.0 sq. feet)

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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