Hillrow, Haddenham, CB6 3TJ

CHEFFINS

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Haddenham,
CB6 3TJ

4 2 3

Guide Price £400,000

- No Forward Chain
- Deceptively Spacious Terraced Victorian Home
- 4 Good Sized Bedrooms
- 3 Reception Rooms
- Triple Garage And Offroad Parking
- Generous Rear Garden
- FREEHOLD / COUNCIL TAX B / EPC E

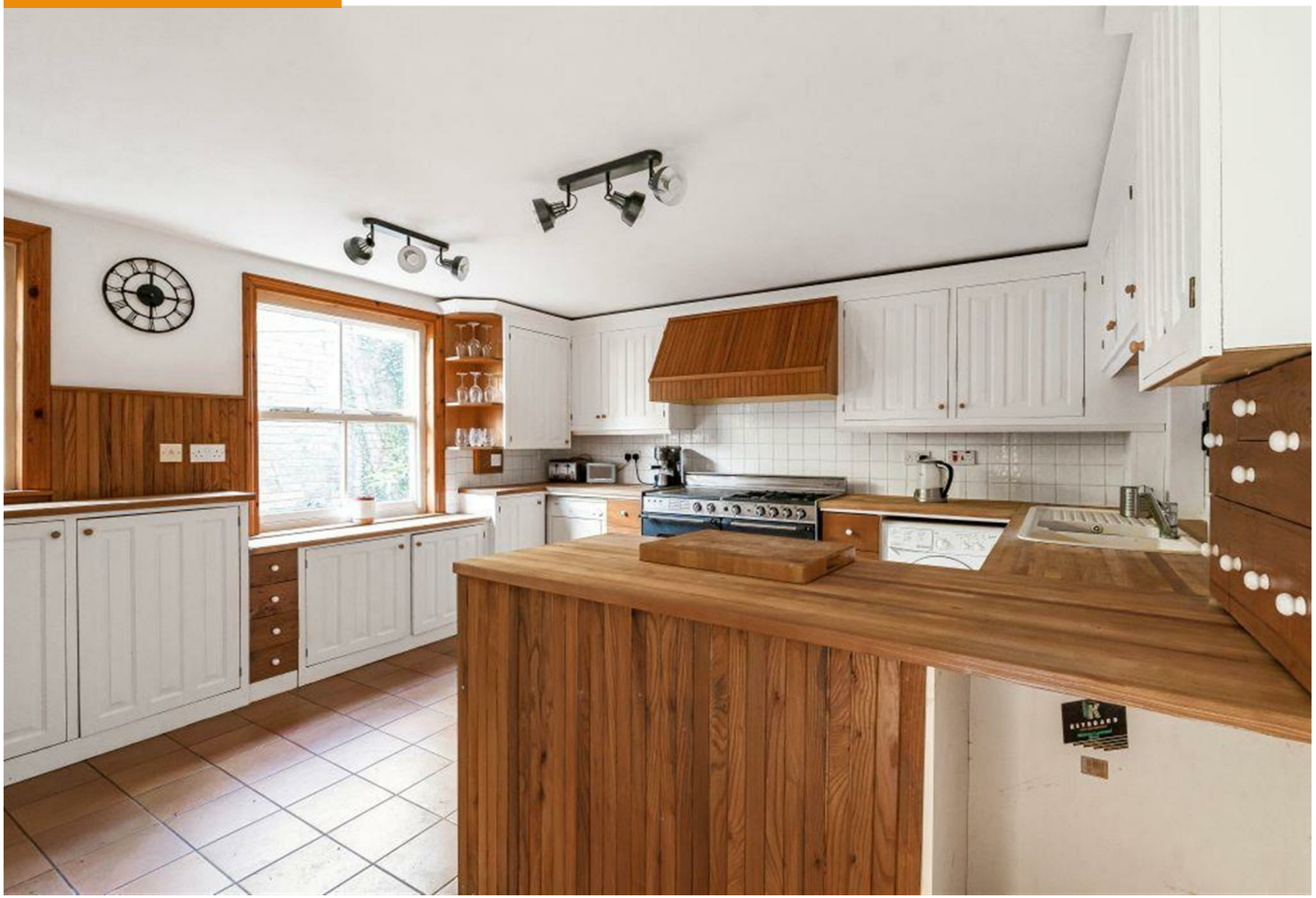
** No Forward Chain **

Cheffins are delighted to offer to the market this well presented Victorian terraced home located in the popular village of Haddenham.

The property comprises of Entrance Hall, Lounge, separate Dining Room, Kitchen, ground floor Cloakroom, Snug / Office, 4 good sized Bedrooms to the first floor with Bedroom 1 further benefiting from an Ensuite Shower Room plus there is a Family Bathroom completing the accommodation.

Outside the property is a courtyard rear Garden enclosed by fencing with gated access, triple Garage, offroad parking for multiple cars and Garden beyond.

To fully appreciate the size of this spacious home an early viewing is highly recommended. Please contact us to arrange your viewing!



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 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 front.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, window to rear, plumbing for a washing machine and dishwasher, double oven, one and a half bowl sink with mixer tap over, radiator.

DINING ROOM
Window to rear, radiator.

LOUNGE
Window to the front, multi-fuel burner, radiator, built in cupboard.

REAR LOBBY
Door to rear proving access to the Garden, storage cupboard.

CLOAKROOM
Fitted with a two piece suite comprising of low level WC, wash hand basin and radiator.

SNUG / OFFICE
Window to the front, decorative fireplace, radiator and stairs leading to the first floor.

FIRST FLOOR LANDING

BEDROOM 1
Window to rear, loft access, radiator and fitted wardrobe. Door to..

ENSUITE SHOWER ROOM
Fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle.

BEDROOM 2
Window to front, radiator, built in wardrobe.

BEDROOM 3
Window to front, radiator, ornate fireplace and fitted wardrobes

BEDROOM 4
Window to the rear, loft access and radiator.

FAMILY BATHROOM
Fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, panelled bath, shower cubicle and heated towel rail.

OUTSIDE
Courtyard rear Garden with brick built shed. Shared access driveway beyond. Beyond that there is a triple garage with further offroad parking for two cars and one further parking space in front of the Garage.

Garden beyond with seating area, timber shed, garden has been mainly laid to lawn enclosed by hedgerows, timber workshop with power and light connected.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

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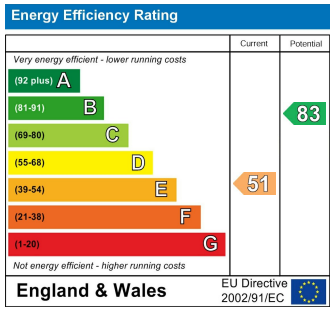
Approximate Gross Internal Area 1578 sq ft - 146 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 789 sq ft – 73 sq m
First Floor Area 789 sq ft – 73 sq m
Garage Area 450 sq ft – 42 sq m
Outbuilding Area 1217 sq ft – 113 sq m



Guide Price £400,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambs District Council

PINK PLAN

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.

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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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