



West End, Haddenham, CB6 3TD

CHEFFINS

West End

Haddenham,
CB6 3TD

- No Forward Chain
- Three Good Sized Bedrooms (Ensuite to Bedroom 1)
- Lounge / Diner and Conservatory
- Off Road Parking and Single Garage
- FREEHOLD / COUNCIL TAX D / EPC D

Cheffins offer to the market this well presented three bedroom semi detached bungalow located in the popular village of Haddenham. The property has been well maintained by the previous owners.

The property features an Entrance Hall, 3 Good sized Bedrooms (Ensuite to Bedroom 1) Lounge / Diner, Conservatory, refitted Kitchen, Utility Room and a Bathroom completing the accommodation.

To the front there is a offroad parking for multiple cars leading up to a singe garage, whilst the rear is a mainly laid to lawn Garden with paved patio, timber pergola and summer house.

This property further benefits from being offered for sale with no forward chain and is available to view by appointment only. For further information please contact us today!

3 2 1



Guide Price £375,000



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 side, radiator, airing cupboard housing the hot water tank, access to the boarded loft with power and light.

KITCHEN

Fitted with range of base and wall units, cupboards and drawers with worksurfaces over, integral single oven, 4 ring induction hob with extractor hood over, plumbing for a dishwasher, towel rail, space for fridge / freezer, one and a half bowl stainless steel sink with mixer tap over and window to the rear.

LOUNGE / DINER

Window to the front, two radiators, door to the rear leading to the conservatory, electric fireplace.

CONSERVATORY

Door to the side providing access to the rear Garden.

UTILITY ROOM

Door to rear, door leading into the garage, plumbing for a washing machine, wall mounted boiler, stainless steel sink with mixer tap over.

BEDROOM 1

Window to the front and radiator. Door to..

ENSUITE

Fitted with a three piece suite comprising of low level

WC, vanity wash hand basin and shower cubicle. Towel rail, spotlights and window to the side.

BEDROOM 2

Window to the rear and radiator.

BEDROOM 3

Window to the side and radiator.

BATHROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin in a vanity unit, L-shaped bath with shower over and shower screen, window to the side and towel rail.

OUTSIDE

The rear Garden has been mainly laid to lawn, paved patio with timber pergola, summer house, oil tank and gated access to the front.

The driveway to the front provides offroad parking for multiple cars, leading up to the garage with an up and over door with power and light connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £375,000

Tenure – Freehold

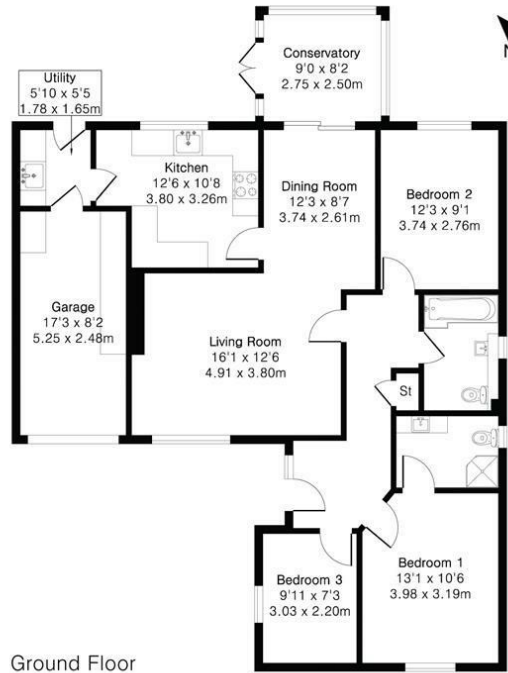
Council Tax Band – D

Local Authority – East Cambs District Council





Approximate Gross Internal Area 1092 sq ft - 101 sq m
(Excluding Garage)
 Garage Area 140 sq ft – 13 sq m



Ground Floor



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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