



Aldreth Road, Haddenham, CB6 3PW

CHEFFINS

Aldreth Road

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CB6 3PW

- No Forward Chain
- Detached House
- 3 Bedrooms
- Front & Rear Gardens
- Parking & Garage
- In Need of Full Renovation
- Freehold / Council Tax Band D / EPC Rating E

Cheffins offer to the market the opportunity to create your perfect home with this 3 bedroom detached house requiring full renovation.

The property offers an entrance hall, lounge to the front, separate dining room, kitchen, utility room and downstairs cloakroom, whilst the first floor offers 3 bedrooms and a bathroom.

Outside there is a garden to front and driveway providing parking for 1/2 cars which leads up to the garage. The rear offers a mainly laid to lawn garden with gated access to the front.

The property benefits from being offered for sale with no upward chain and is available to view by appointment only.

3 1 2



**Offers In Excess Of
£280,000**



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

With door to side, window to front, stairs leading to the first floor

LOUNGE

With windows to front and side, radiator, fireplace.

DINING ROOM

With window to rear, radiator.

KITCHEN

Requires replacing. With plumbing and drainage connected, window to side and door to rear leading into a utility.

UTILITY

With window to rear, door to side leading into the garden, radiator.

WC

Fitted with a 2-piece suite comprising low level WC and wash hand basin.

FIRST FLOOR LANDING

With window to side, access to loft.

BEDROOM 1

With window to rear, airing cupboard, radiator.

BEDROOM 2

With window to front.

BEDROOM 3

With window to front.

BATHROOM

Requires replacement. With plumbing and window to rear.

OUTSIDE

The rear garden is mainly laid to lawn and contains the oil storage tank.

There is gated access and a door into the garage with windows and door to side, up and over door to front.

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		
(55-68) D		65
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambs District Council





**Approximate Gross Internal Area 1056 sq ft - 98 sq m
(Excluding Garage)**

Ground Floor Area 605 sq ft – 56 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 266 sq ft – 25 sq m



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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