



West End, Haddenham, CB6 3TE

CHEFFINS

West End

Haddenham,
CB6 3TE

- No Forward Chain
- 3/4 Bedroom Semi Detached Cottage
- Good Sized Plot
- Off-road Parking for 2 - 3 Cars
- Triple Glazing To The Front Of The Property
- FREEHOLD / COUNCIL TAX C / EPC E

Cheffins offer to the market this deceptively spacious semi detached Cottage located in the popular village of Haddenham.

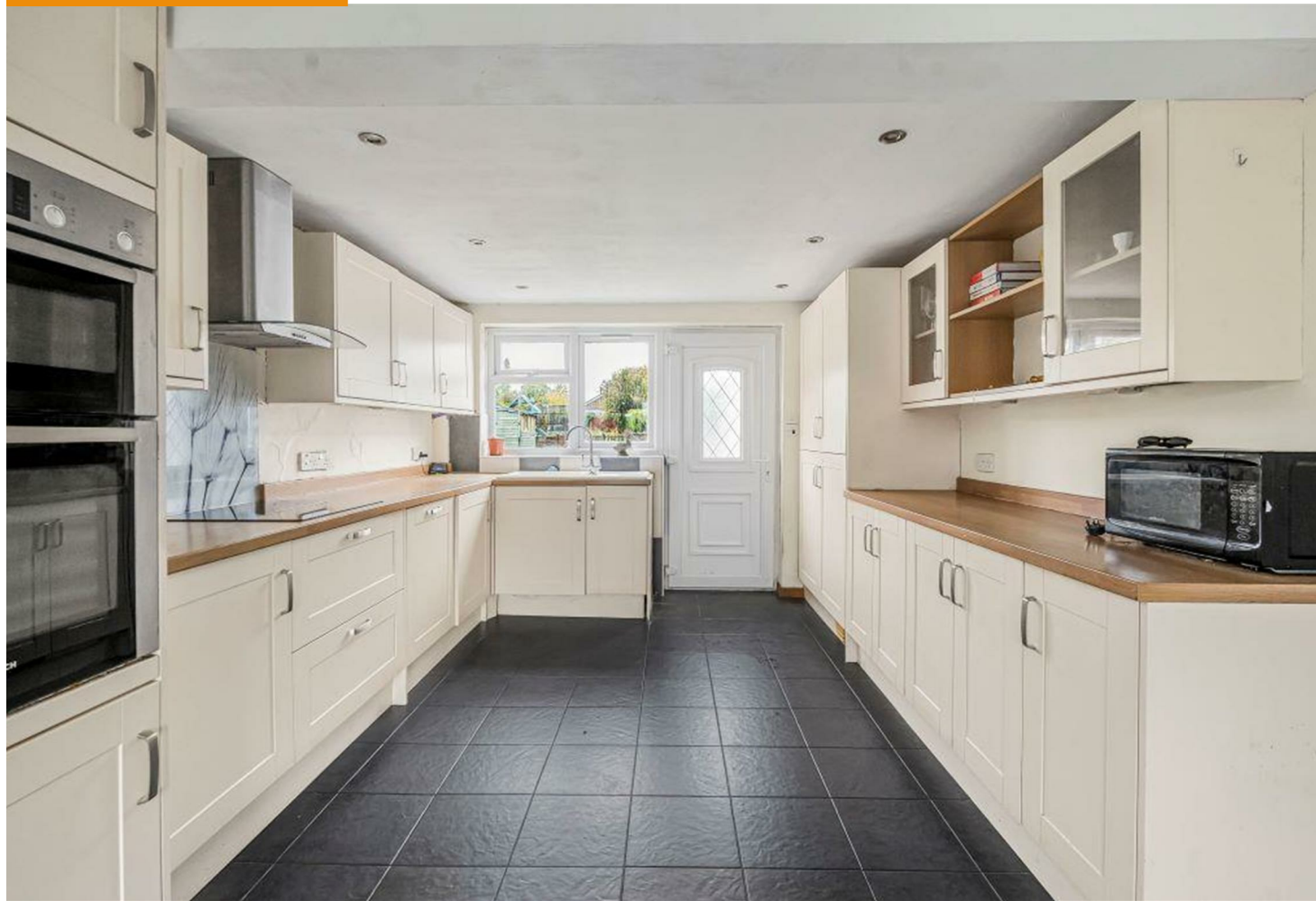
The property comprises of generous Lounge to the front, dual aspect Kitchen / Diner, ground floor Playroom / Bedroom 4, Utility Room, recently refitted ground floor Bathroom, as well as a first floor Bathroom and 3 Bedrooms.

Outside the property to the front is a small mainly laid to lawn Garden with off road parking for 2 - 3 cars whilst the rear offers a generous mainly laid to lawn Garden with paved patio and gated access.

This property further benefits from being offered for sale with NO FORWARD CHAIN and viewing is highly recommended.

 3  2  2

Guide Price £325,000





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, 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.

LOUNGE

With front door, window to the front, radiator, log burner and stairs leading to the first floor.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, double oven, 4 ring electric hob with extractor hood over, integral dishwasher (not working), integral fridge/freezer, integral washing machine, sink with mixer tap over and radiator. Window to the front and rear, door to rear.

PLAYROOM / BEDROOM 4

Door to side and radiator.

UTILITY ROOM

Plumbing for a washing machine.

GROUNDFLOOR BATHROOM

Refitted with a three piece suite comprising of low level WC, vanity wash hand basin and a corner bath with shower over. Window to the side and a heated towel rail.

FIRST FLOOR**FAMILY BATHROOM**

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, P shaped bath with shower over and shower screen. Airing cupboard housing the hot water tank, towel rail and window to the rear.

BEDROOM 1

Window to the front and a radiator.

BEDROOM 2

Window to the side and a radiator.

BEDROOM 3

Window to the front and a radiator.

OUTSIDE

To the front of the property there is offroad parking for 2 - 3 cars and a mainly laid to lawn garden whilst the rear has been mainly laid to lawn with a paved patio and gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

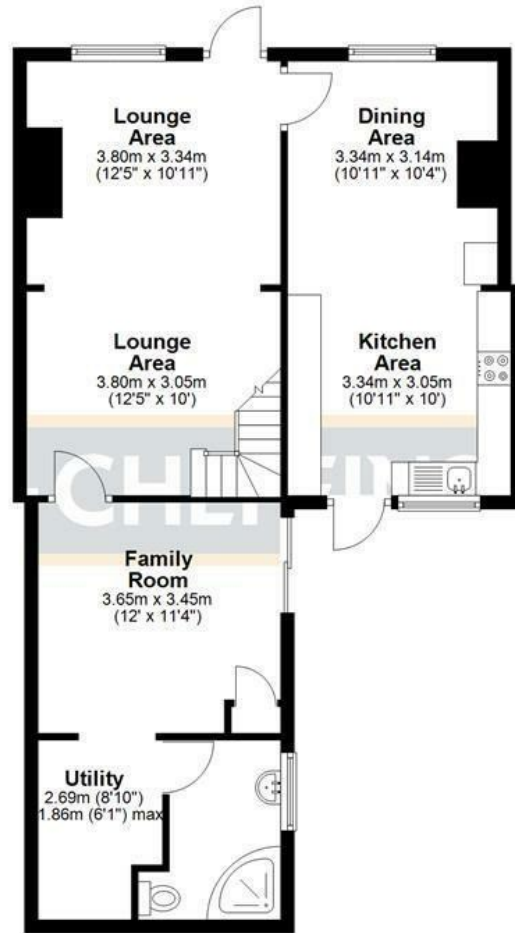


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Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council



Ground Floor

Approx. 69.3 sq. metres (746.0 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 115.4 sq. metres (1242.2 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.

