



Linden Way, Haddenham, CB6 3UG



Linden Way

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- Mid Terrace Bungalow
- 2 Bedrooms
- Front & Rear Gardens
- Garage on Block
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating D

Cheffins are pleased to market this mid terrace bungalow situated in the popular village of Haddenham.

Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom, together with front and rear gardens and single garage.

The property is being sold with the benefit of no upward chain.

 2  1  1

Guide Price £189,950





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, 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 PORCH

With front door to:

ENTRANCE HALL

With single glazed window to front, radiator, storage cupboard, door to:

LOUNGE

With double glazed window to front, 2 radiators, fireplace.

KITCHEN

With matching wall and base level units, worktop space, double glazed window to front, oil boiler, storage, wooden flooring, door to garden.

BEDROOM 1

With double glazed window to rear, radiator, built-in wardrobe.

BEDROOM 2

With double glazed window to front, radiator, built-in wardrobe.

BATHROOM

With side panelled bath with overhead shower, low level WC, wash hand basin with separate taps, tiled splashback, heated towel rail, extractor fan, double glazed opaque window to rear, loft hatch, airing cupboard, vinyl flooring.

OUTSIDE

The front of th property overlooks a communal green and has a garden laid to lawn with flower beds and path leading to the porch.

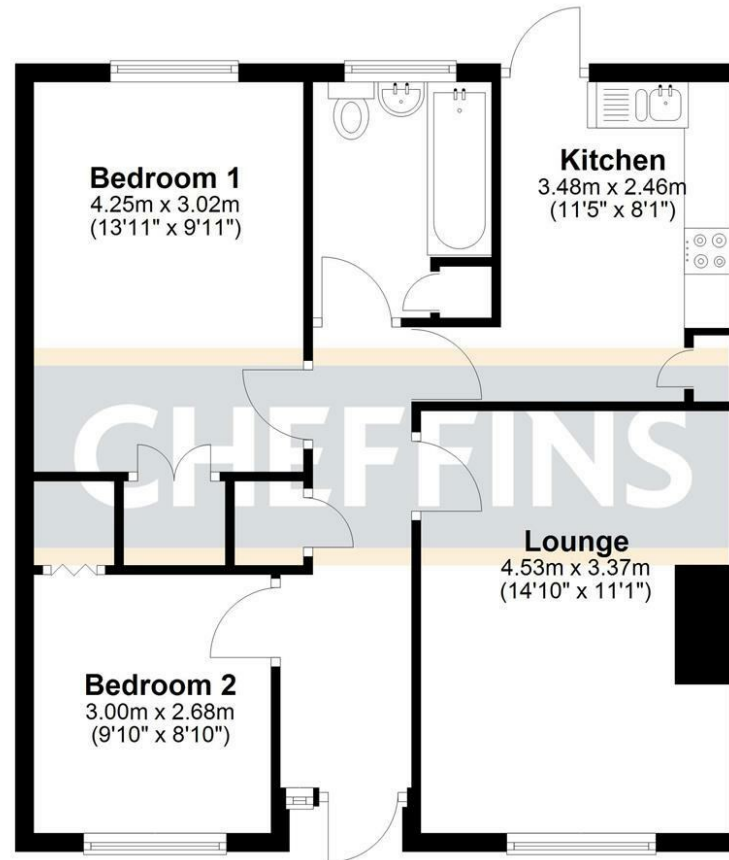
The rear garden is fully enclosed by wooden fence panels with lawn, bedding, greenhouse, timber shed and rear gated access to the garage on block.

VIEWING ARRANGEMENTS

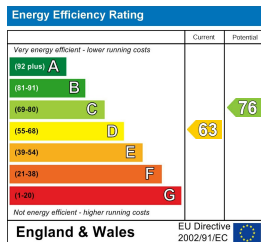
Strictly by appointment with the Agents.



Ground Floor
Approx. 62.0 sq. metres (667.5 sq. feet)



Total area: approx. 62.0 sq. metres (667.5 sq. feet)



Guide Price £189,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

[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.