



West End, Haddenham, CB6 3TE

**CHEFFINS**

## West End

Haddenham,  
CB6 3TE

- End of Terrace Period Home
- Update required
- 2 Bedrooms
- Off Road Parking & Garage
- Freehold / Council Tax Band C / EPC Rating F

Cheffins offer to the market this period home situated in the popular village of Haddenham.

The property offers the potential to put your own stamp to the home and provides deceptive accommodation over 2 floors to include lounge, separate dining room, ground floor bedroom or reception room, kitchen, ground floor bathroom, 2 double bedrooms to the first floor, as well as various outbuildings, garage and car port to the rear.

This property also benefits from being offered for sale with no forward chain and to arrange a viewing please get in touch.

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  1
  2

**Guide Price £175,000**





## 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 recently opened 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 window to front, inglenook style fireplace, built-in cupboards, door to front, door to stairwell.

**DINING ROOM**

With window to side and fireplace.

**GROUND FLOOR BEDROOM**

With windows to rear and side, radiator.

**KITCHEN**

Fitted with a range of base units with work surfaces over, door to rear, window to rear, pantry, radiator. Door leading through to:

**BATHROOM**

With wash hand basin, panelled bath, low level WC, 2 windows to rear.

**LEAN-TO**

With door to side, brick storage cupboard.

**FIRST FLOOR LANDING**

With window to front.

**BEDROOM 1**

With windows to front and rear, hot water tank and header tank, door leading through to:

**BEDROOM 2**

With windows to front and rear, radiator.

**OUTSIDE**

To the rear there is a concrete yard providing off road parking and leading through to brick outbuildings and garages. There is a car port, garage with barn style doors with power connected, log store and mainly laid to lawn garden with timber sheds and outbuildings at the rear.

**AGENTS NOTES**

Property Construction - brick

Number & Types of Room - Please refer to floorplan

Square Footage - 1293 sq ft according to the floorplan

Electric Supply - mains

Water Supply - mains

Sewerage - mains

Broadband - currently not connected. Accordingly to Ofcom the available speeds are- Standard 18mbps, Superfast 80 mbps and Ultrafast 1800 mbps.

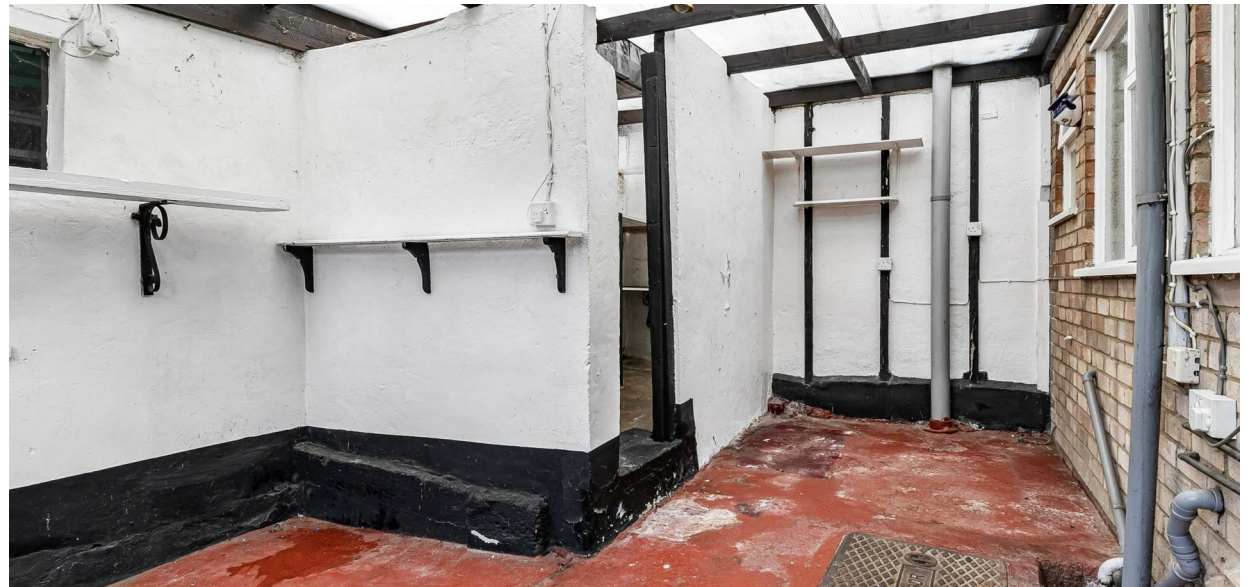
Mobile Signal Coverage - according to Ofcom - EE is good both indoor and outdoor. o2, Three and Vodafone are good outdoor and variable indoor.


Flood Risk - according to the Gov.uk website, the risk of flooding from surface water, rivers and seas are all assessed as very low

Conservation Area - it is believed the property is situated in a Conservation Area.

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			59
(39-54) <b>E</b>			
(21-38) <b>F</b>		27	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £175,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambs District Council



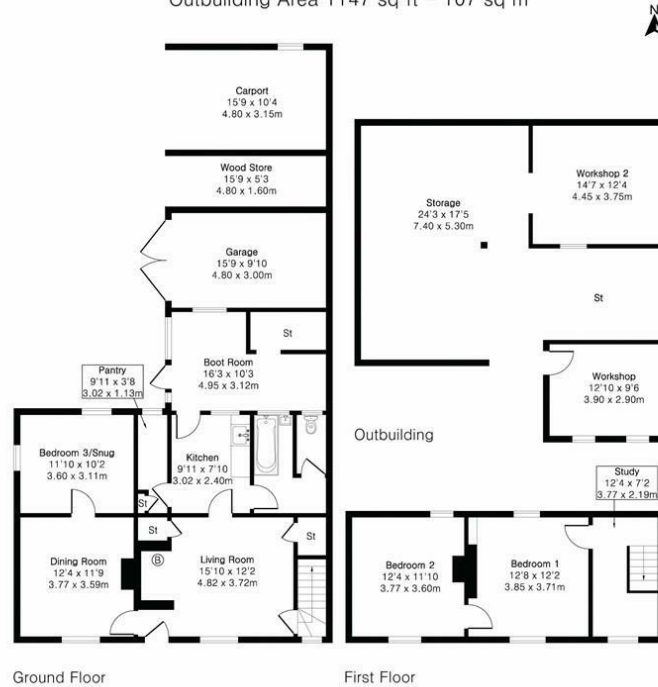
**Approximate Gross Internal Area 1293 sq ft - 120 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 901 sq ft – 84 sq m

First Floor Area 392 sq ft – 36 sq m

Garage Area 158 sq ft – 15 sq m

Outbuilding Area 1147 sq ft – 107 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.

[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.

