

Camping Close, Haddenham, CB6 3UA

CHEFFINS

CHEFFINS

Camping Close

Haddenham,
CB6 3UA

2 | 1 | 2

Guide Price £240,000

- 2 Double Bedrooms
- Off-Road Parking & Garage
- Solar Panels & Battery Storage System
- Multi-Fuel Burner
- Conservatory
- Village Location
- Freehold / Council Tax Band B / EPC Rating D



Cheffins offer to the market this deceptively spacious and modernised semi-detached bungalow located in a cul-de-sac in the popular village of Haddenham.

The property offers deceptive accommodation including a refitted kitchen to the front, 2 double bedrooms, shower room, lounge featuring a multi-fuel burner and leading out to a conservatory. Outside, the property offers a mainly laid to lawn, enclosed garden to the rear with paved patio, raised decking and a large timber summerhouse and storeroom/office both with power and light connected. To the front there is off-road parking leading to a single garage.

The property has had solar panels fitted with a 5kWh battery and has purposely been fitted with efficient electric oil filled radiators which can run off the solar panels. For further information or to arrange a viewing, please contact Cheffins









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.

ENTRANCE HALL
With door to side, electric radiator, airing cupboard housing the hot water tank, storage cupboard.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated fridge/freezer, integrated slimline dishwasher, space for single oven with integrated extractor hood over, plumbing for washing machine, space for tumble dryer, sink with mixer tap over, window to front with fitted shutters.

LIVING ROOM
With muti-fuel burner, electric oil filled radiator.

Door to rear proving access to...

CONSERVATORY
UPVC construction with doors to rear providing access to the garden.

BEDROOM 1
With window to front with fitted shutters, electric oil filled radiator.

BEDROOM 2
With window to rear with fitted shutters, electric radiator.

SHOWER ROOM
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, walk-in shower, window to side, electric oil filled heater.

OUTSIDE
To the front is a gravelled driveway providing off-road parking for two vehicles leading to a single garage with power and light connected. To the rear is a mainly laid to lawn garden with paved patio area for a hot tub, raised decking area leading to a summerhouse and storage shed, both with power and light connected.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

















Approximate Gross Internal Area
64.70 sq m / 696.42 sq ft
(Excludes Garage)
Garage Area 11.71 sq m / 126.04 sq ft

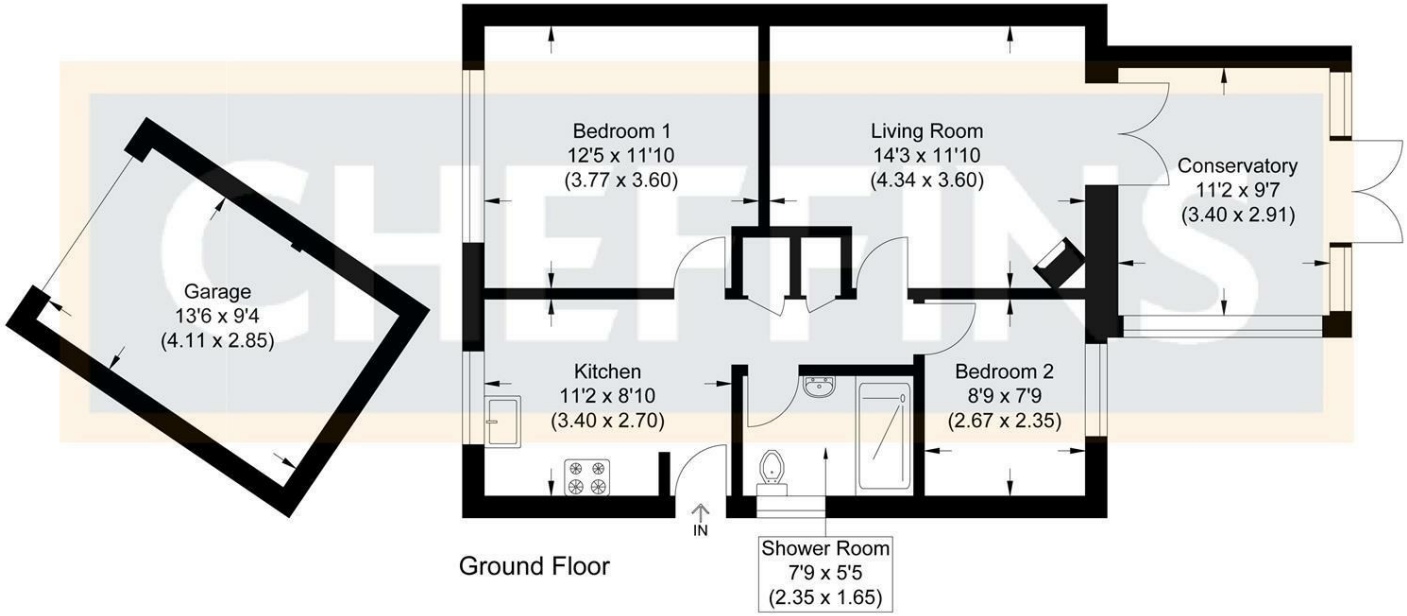
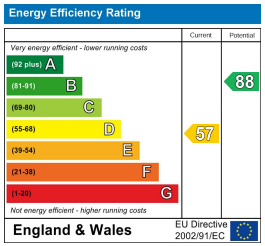


Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price £240,000
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.

25 Market Place. Ely. CB7 4NP | 01353 654900 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.