

Hinton View, Haddenham, CB6 3SP

CHEFFINS

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CB6 3SP

2 1 2

Guide Price £290,000

- No Onward Chain
- 2 Bedroom Detached Bungalow
- Off-Road Parking & Single Garage
- Generous Garden
- Conservatory
- Freehold / Council Tax Band C / EPC Rating D



** NO ONWARDS CHAIN **

Cheffins offer to the market this deceptively spacious 2 bedroom detached bungalow located in the village of Haddenham.

The property offers an entrance hall, 2 double bedrooms with bedroom 1 benefitting with fitted furniture, a 3-piece bathroom suite, lounge diner, conservatory and kitchen. Outside to the front is a driveway providing parking for 2/3 vehicles leading up to a single garage whilst the rear offers a generous mainly laid to lawn garden with paved patio and gated access.

This property is available to view by appointment only, please contact us to arrange your viewing.















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 front, radiator, airing cupboard housing the hot water tank, storage cupboard, access to loft.

LIVING / DINING ROOM
With bay window to rear, 2 radiators. Doors leading to...

KICTHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, integral single oven, four-ringed electric hob with extractor hood over, wall-mounted boiler, windows to front and side, door to side providing access to the garden, radiator, plumbing for washing machine, space for condenser tumble dryer.

CONSERVATORY
UPVC and brick construction. With radiator, door to rear providing access to the garden.

BEDROOM 1
With window to rear, radiator, fitted wardrobes.

BEDROOM 2
With window to front, radiator.

BATHROOM
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath, window to front, radiator, electric wall heater, extractor fan.

OUTSIDE
The front offers a lawned and gravelled area, driveway providing off-road parking for 2/3 vehicles leading to a single garage with up and over door; whilst the rear offers a mainly laid to lawn garden, block paved patio, mature shrubs, plants and trees inset and to borders, gated access to the front.

AGENTS NOTE
Please note that the sale is subject to probate.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.







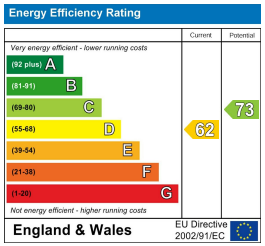


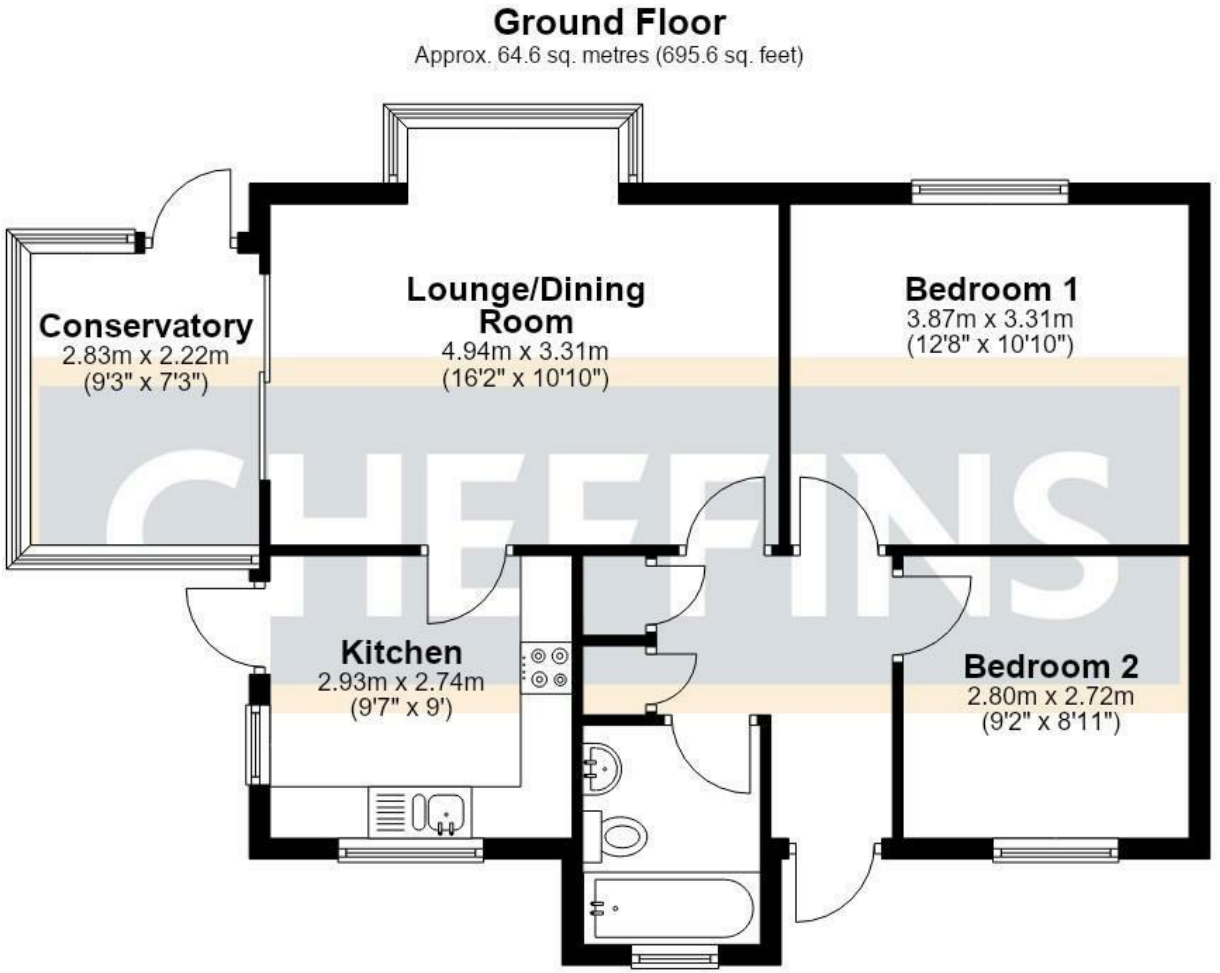












Total area: approx. 64.6 sq. metres (695.6 sq. feet)

Guide Price £290,000

Tenure - Freehold

Council Tax Band - C

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: 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.