



Aldreth Road, Haddenham, Ely, Cambridgeshire CB6 3PW

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A charming two bedroom cottage, in need of some modernisation, situated on a generous plot with potential to extend and with garage and parking to the rear. No upward chain.

- Entrance Lobby
- Sitting Room
- Kitchen/Dining Room
- Downstairs Bathroom
- Two Bedrooms
- Rear Single Garage En-Bloc
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £225,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

ENTRANCE LOBBY with entrance door to front aspect, tiled flooring and door to:-

SITTING ROOM 13'1" x 12'2" (4.00 m x 3.70 m) with two double glazed windows to front aspect, staircase rising to first floor, useful understair storage recess, electric storage heater, feature fireplace with brick surround and hearth, door leading to:-

KITCHEN/DINING ROOM 13'10" x 11'3" (4.22 m x 3.42 m) Kitchen area is fitted with a range of wall and base units with work surfaces over and inset 1 1/2 stainless steel sink unit with mixer tap. Space for electric cooker, plumbing for washing machine, space for fridge freezer, breakfast bar, ceramic tiled flooring.
Dining area with electric storage heater, tiled flooring, door leading to:-

REAR LOBBY with double glazed window to rear aspect and door opening to rear. Ceramic tiled flooring, door leading to:- **CLOAKROOM** housing water cylinder.

DOWNSTAIRS BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin, bath and tiled splashbacks. Opaque double glazed window to side aspect, electric storage heater, ceramic tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE 13'11" x 11'0" (4.25 m x 3.35 m) with double glazed dormer window to rear aspect overlooking fields. Electric storage heater, useful built-in storage cupboard.

BEDROOM TWO 10'0" x 7'9" (3.05 m x 2.35 m) with double glazed dormer window to front aspect. Useful storage recess, electric storage heater.

EXTERIOR To the front is a small, gravelled garden with adjacent driveway to the rear which in turn leads to the single GARAGE en-bloc (middle garage) with up and over door.

The fully enclosed rear garden has been hard landscaped with a variety of plant and shrub borders, a stepping stone pathway leads to the rear, patio area directly from the property. Outside tap.

Tenure The property is Freehold

Council Tax Band B

EPC D (56/73)

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.