



Bell Gardens, Haddenham, Ely, Cambridgeshire CB6 3TZ

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An immaculately presented and much improved two bedroom bungalow, ideal for first time purchase or downsize move, situated within this well served village within walking distance of doctor's surgery, shop and local schools.

- Two Double Bedrooms
- Recently Re-Fitted Kitchen
- Lounge with Multi-Fuel Burner
- Conservatory
- Updated Bathroom
- Air Conditioning
- Enclosed Rear Garden
- Off Road Parking & Garage
- Cul-De-Sac Location

Guide Price: £235,000



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.

KITCHEN 12'6" x 9'08" (3.87 m x 3.01 m) Fitted with a matching range of wall and base units with work surfaces over, inset sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in induction hob, double glazed window to front, electric heater and tiled flooring.

LOUNGE 16'2" x 9'9" (4.94 m x 3.03 m) Electric heater, air conditioning unit, media wall with installed electric modern fire and multi-fuel burner.

CONSERVATORY with double glazed windows, tiled flooring and double doors leading to the garden.

HALLWAY with door to:-

BEDROOM ONE 12'3" x 9'4" (3.75 m x 2.87 m) with double glazed window to rear, electric heater, air conditioning unit.

BEDROOM TWO 10'3" x 9'4" (3.16 m x 2.87 m) with double glazed box bay window to front, electric heater.

BATHROOM Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, tiled surrounds and tiled flooring.

EXTERIOR To the front of the property it is mainly laid to lawn with a paved path leading to the front door. A gate to the rear allows access to an enclosed rear garden comprising a decked area, patio and artificial lawn. There is allocated parking to the rear along with the GARAGE

Tenure The property is Freehold

Council Tax Band B

EPC E (48/84)

Viewing By Arrangement with Pocock & Shaw

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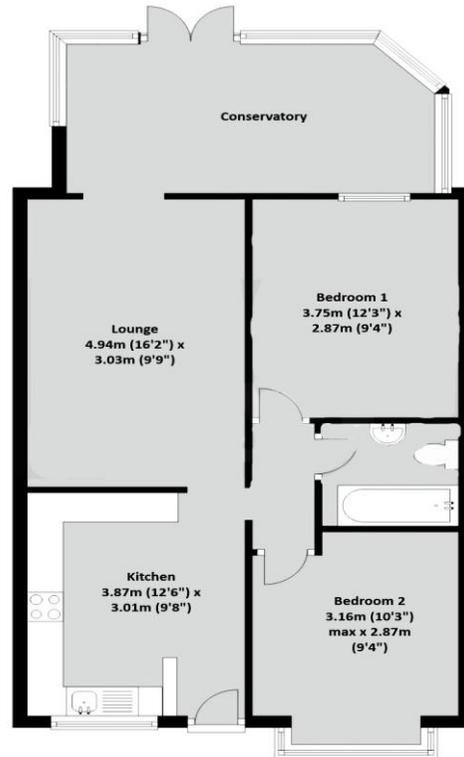
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Ground Floor
Approx. 67.0 sq. metres (720.9 sq. feet)



Total area: approx. 67.0 sq. metres (720.9 sq. feet)
Plans are for representational purposes only

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. (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.