



51a High Street,
Haddenham, Ely, Cambs, CB6 3XB

Guide Price £265,000



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Haddenham

Haddenham enjoys an elevated position atop a high ridge, with views of the historic Cathedral City of Ely to the west. It is home to around 3,000 residents and is well located for both a rural lifestyle with a welcoming active community and access to many amenities. The Village amenities include shops, a doctor's surgery, church, pubs, a library, a well-regarded primary school, pre-schools and a picturesque village green and wildlife garden. Furthermore, there's a strong sense of community in Haddenham, with sports and leisure activities available for all ages, including football teams for girls and boys, a village cricket team, a well attended bowls club and an active Sports & Social Club. There are also Annual community events such as the ever-popular Haddenham Beer Festival and Haddenham Steam Rally.

Just 15 minutes' drive away is the City of Ely, with its historic centre and famous Cathedral with a wide selection of cafes, restaurants and independent shops clustered around a thriving marketplace and the well recognised large brand supermarkets. The railway station in Ely offers commuters a fast train service to the larger centres of Cambridge (18 mins), Peterborough (33 mins) and London Kings Cross, (70 mins).

Description

Presented in excellent decorative order, this 2-bedroom semi detached cottage is located in a great position just a short walk from the village facilities. The property is an Ideal first time buy and benefits electric heating, double glazing, refitted kitchen and bathroom, private garden and garage (now converted to Utility Room/store).

Hall - 1.55m x 0.97m (5'1" x 3'2")

Part double glazed entrance door. Stairs to first floor. Electric radiator. Fusebox. Coved ceiling with spotlight.

Living Room - 3.51m x 3.23m (11'6" x 10'7")

Double glazed sash window to the front aspect. Electric radiator. Coved ceiling with spotlights. Open archway to the kitchen/breakfast room.

Kitchen/Breakfast Room - 4.52m x 1.91m (14'10" x 6'3")

Refitted with a range of units at base and wall level with Silestone work surfaces over. New appliances including Integrated stainless steel sink bowl with mixer tap. Integrated full-sized dishwasher. Integrated fridge. Integrated electric oven with 4 ring electric induction hob over and extractor hood above. Electric radiator. Double glazed window window to the rear aspect. Double glazed patio doors to the rear garden. Coved ceiling with spotlights.

Landing - 3.58m x 1.7m (11'9" x 5'7")

Double glazed window to the rear aspect. Access to loft space. airing cupboard with hot water cylinder and shelving. Coved ceiling with spotlights.

Bedroom 1 - 3.2m x 2.41m (10'6" x 7'11")

Double glazed sash window to the front aspect. Electric radiator. Coved ceiling with spotlights.

Bedroom 2 - 1.93m x 1.65m (6'4" x 5'5")

Double glazed sash window to the front aspect. Electric radiator. Coved ceiling with spotlights.

Bathroom - 2.08m x 1.98m (6'10" x 6'6")

'P' Shaped panelled bath with shower screen and attachment. Low level WC. Wash basin on a vanity unit with mixer tap. Tiled splash areas and tiled floor.. Coved ceiling with spotlights. Heated towel rail. Double glazed window to the rear aspect. Extractor fan.

Outside

The frontage has an enclosed garden laid to slate chippings and access to the side via a pathway to the side giving access to the entrance door and then to the rear garden. The rear garden is laid to lawn with small paved patio area, outside water tap and outside power point. It is enclosed by timber and brick walling with access to the rear parking area and has a double-glazed personal door to the Utility Room. The Utility measures approximately 11'5" x 7'1" and has a work surface with a stainless-steel sink and mixer tap with cupboards under, Automatic washing machine, Freezer space and hardwired fibre connected. The front of the former garage is now a storage area measuring 7'11" x 4'3"

Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is B

The property is freehold and registered with title number CB104372

Situated within the Haddenham Conservation area.

Flood risk is very low

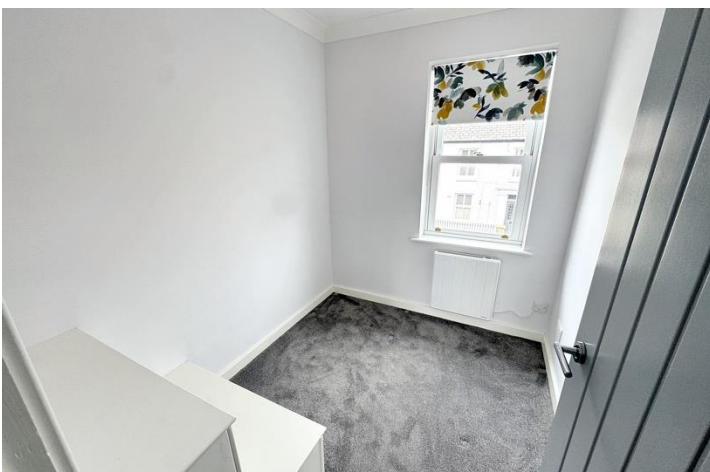
The owner is not aware of any Restrictive Covenants (other than Conservation area), Wayleaves, Easements or Rights of Way.

Estimated Broadband Speeds are Standard 15mbps, Superfast 60mbps & Ultrafast 1800mbps.

Electric Radiators are Wi-Fi controlled

Lights are all LED.

New carpets throughout.





Floor Plan

Approx Gross Internal Area
48 sq m / 518 sq ft



Ground Floor
Approx 24 sq m / 257 sq ft

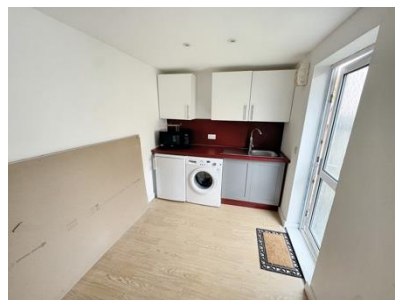
First Floor
Approx 24 sq m / 260 sq ft

Denotes head height below 1.5m

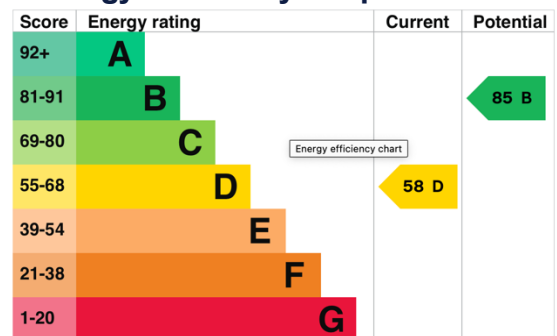
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.