



Elizabeth Way, Haddenham, Ely, Cambridgeshire CB6 3SF

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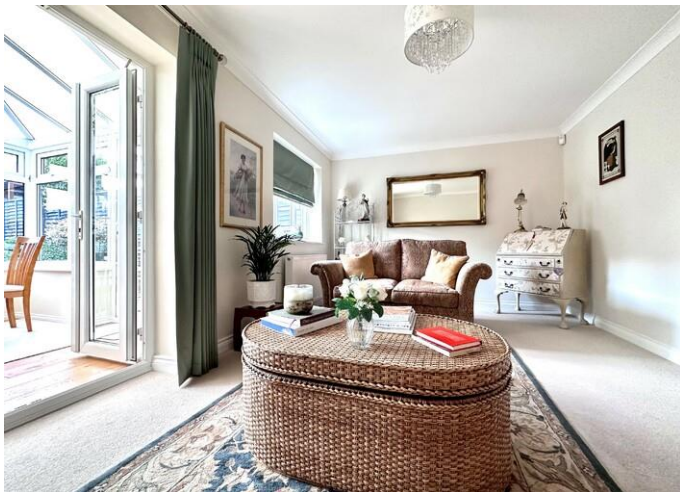
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## Elizabeth Way, Haddenham, Ely, Cambridgeshire CB6 3SF

A charming three bedroom semi-detached home with garage and off road parking situated in a small development in this well served village.

- Entrance Hall & Cloakroom
- Living Room
- Conservatory
- Kitchen
- Three Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Driveway Parking & Single Garage
- Front & Rear Gardens
- Double Glazing & Oil Central Heating

**Guide Price: £299,950**



**HADDENHAM** The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles south west 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 HALL** with entrance door to front aspect, staircase rising to first floor with under stairs storage cupboard, door to garage, radiator.

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Double glazed window to side aspect, radiator.

**KITCHEN** 9'9" x 7'2" (2.97 m x 2.18 m) with double glazed window to front aspect. Fitted with a range of matching wall and base units, work surfaces and drawers and inset 1 & 1/4 bowl stainless steel single drainer sink unit. Built-in electric oven, hob and extractor hood, plumbing for washing machine, wall mounted oil fired central heating boiler, integrated dishwasher, tiled floor.

**LIVING ROOM** 16'2" x 10'7" (4.93 m x 3.23 m) with double glazed window to rear aspect, radiator and double glazed French doors to:-

**CONSERVATORY** 8'9" x 7'10" (2.67 m x 2.39 m) Of brick and double glazed construction with door to rear garden, tiled floor, radiator.

**FIRST FLOOR LANDING** with access to loft, airing cupboard housing hot water cylinder.

**BEDROOM ONE** 13'11" x 10'8" (4.24 m x 3.25 m) maximum measurements. Built-in double wardrobe, two double glazed windows to rear aspect, two radiators.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal hand wash basin Radiator.

**BEDROOM TWO** 13'10" x 7'10" (4.22 m x 2.39 m) maximum into bay. Double glazed bay window to front aspect, built-in double wardrobe. Radiator.

**BEDROOM THREE** 10'11" x 7'10" (3.33 m x 2.39 m) with double glazed window to front aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, double glazed window to side aspect, radiator.

**EXTERIOR** To the front of the property there is a driveway providing ample off street parking, together with a gravelled area providing additional parking. Gated pedestrian access leads to the rear garden which is split level and has an area of paved patio with steps up to a lawn with established borders. There is also a garden shed and the oil storage tank.

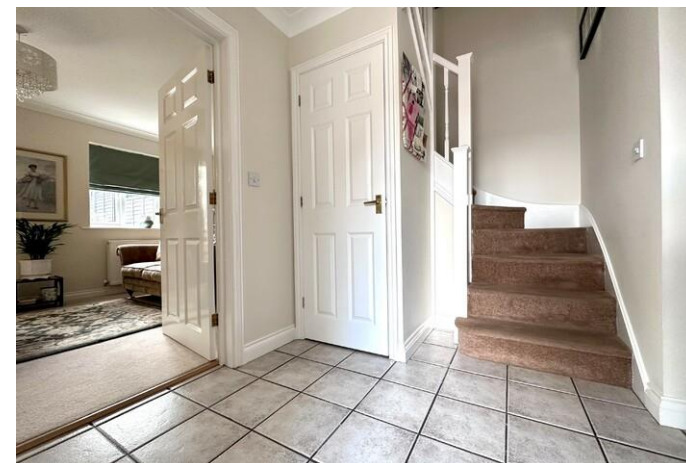
**Tenure** The property is Freehold

**Council Tax** Band D

**EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW/6742





Total area: approx. 85.9 sq. metres (924.4 sq. feet)



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.