



High Street, Haddenham, Ely,
Cambridgeshire CB6 3XA
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Residential sales, lettings & management

23 High Street, Haddenham, Ely, Cambridgeshire, CB6 3XA

A well presented two bedroom cottage in the centre of this highly sought after village location. EPC E (41). Available Immediately.

- Lounge with Feature Fireplace
- Fitted Kitchen with a range of white goods
- Utility Room
- Two Double Bedrooms
- Ground Floor Bathroom
- Wet Electric Heating
- Double Glazing
- Courtyard Rear Garden

Rent: £850 PCM

Deposit: £980



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.

SITTING ROOM 15'1" x 10'10" (4.60 m x 3.30 m) Front door leading into Sitting room. Double glazed sash window. Open fire place with wooden hearth. Radiator. Shelving to the recess.

KITCHEN/DINER 20'0" x 8'2" (6.10 m x 2.50 m) Fitted kitchen with 1 1/2 stainless steel sink, electric oven with electric hob with stainless steel splash-back, extractor fan, under counter fridge and dishwasher. Spot lights. Velux window. French doors to enclosed courtyard garden. Door to utility room with washing machine, boiler and immersion. Built in shelving. Understairs cupboard with locked access to the cellar. Agent/Landlord will require access (with prior notice to tenant) throughout the tenancy for maintenance.

UTILITY ROOM With washing machine, electric boiler and piping, tiled floor.

BATHROOM 9'2" x 7'7" (2.80 m x 2.30 m) White suite comprising WC, sink, bath with shower over and glass screen. Heated towel rail. Tiled flooring. Window to side aspect, Velux window and extractor fan.

BEDROOM 2 12'2" x 7'10" (3.70 m x 2.40 m) Window to rear aspect, radiator. Two built in cupboards and one small cupboard with shelves above. Feature decorative fire place.

BEDROOM 1 15'1" x 10'10" (4.60 m x 3.30 m) Window to front aspect. Built in cupboard. Radiator.

COURTYARD Retractable washing line.

NOTES

This is a fully managed property.

Council Tax: Band B

EPC: E (41)

Viewings: By Appointment with Pocock & Shaw

Tel: 01353 668091

E: ely@pocock.co.uk

RESTRICTIONS No smokers, no pets and no children.

AGENTS NOTE The cellar is not for Tenant use but access must be allowed to the Agent/Landlord/Contractors as required to check on it. The electricity must be kept on at all times due to the pump in the cellar.



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