



Hill Row, Haddenham, Ely, CB6 3TQ

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Residential sales, lettings & management

## 39 Hill Row, Haddenham, Ely, CB6 3TQ

A newly decorated three bedroom detached house with plenty of off road parking and views over open countryside to the rear. EPC E47

- ENTRANCE HALL
- SITTING ROOM WITH LOG BURNER
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- BATHROOM
- CENTRAL HEATING
- REAR GARDEN
- DRIVEWAY

**Rent £1,350 PM Deposit £1557**  
**Non Managed - Unfurnished**  
**Available Immediately**



**ENTRANCE HALL** Radiator, wood effect laminate flooring, stairs to first floor.

**SITTING ROOM** 17'3" x 10'11" (5.25 m x 3.32 m)  
Window facing front aspect, log burning stove, wood effect laminate flooring.

**KITCHEN/DINER** 22'5" x 8'10" (6.83 m x 2.70 m) Dining area, radiator, double patio doors to rear garden. Single drainer stainless steel sink unit, integrated oven and microwave, four ring gas hob.

**LANDING** Airing cupboard.

**BEDROOM ONE** 13'5" x 8'10" (4.10 m x 2.70 m)  
Window to front aspect, stripped wood floor.

**BEDROOM TWO** 13'9" x 9'2" (4.20 m x 2.80 m)  
Window facing rear aspect. Stripped wood floor.

**BEDROOM THREE** 8'2" x 7'3" (2.50 m x 2.20 m)  
Window facing front aspect.

**FAMILY BATHROOM** ( ) Comprising white suite with bath and shower over, wash basin and low level WC.

**EXTERIOR** ( ) Gravelled driveway to the front providing parking. The rear is a paved patio leading to a lawned area with beautiful viewings to rear. The garden will extend to the tree at the end of the storage shed on the left side. No further access to the rest of the land is available.

**Council Tax** Band D

**EPC** E47

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** JVD-6784





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