

£235,000

Crossways, The Green, Haddenham,  
Cambridgeshire CB6 3TP



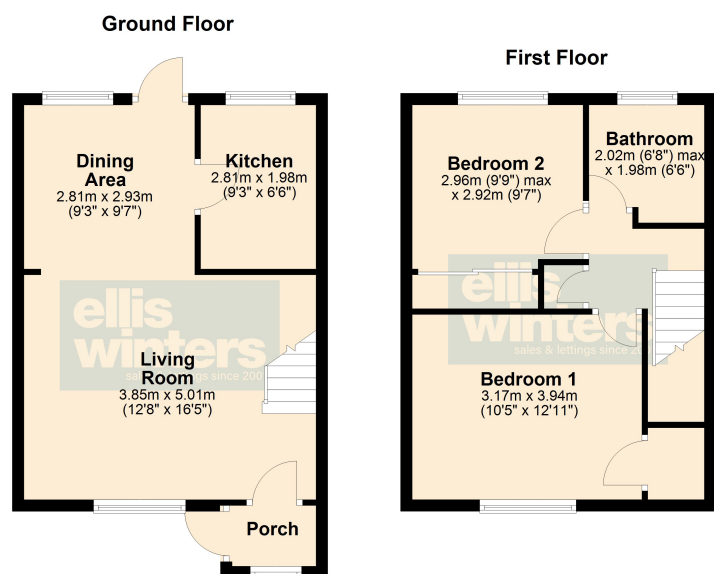
To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this deceptively spacious two bedroom terraced house is CENTRALLY LOCATED within the village of Haddenham.

The property benefits from an open plan lounge/diner, modern kitchen, ground floor bathroom and two double bedrooms upstairs.

There is also a low maintenance garden to the rear plus allocated parking.

Energy rating C



# £235,000

Crossways, The Green, Haddenham,  
Cambridgeshire CB6 3TP



## GROUND FLOOR

### LIVING ROOM

5.01m (16'5") x 3.85m (12'8")  
Window to front, stairs rising to first floor.

### DINING AREA

2.93m (9'7") x 2.81m (9'3")  
Window to rear, door out to garden, open plan to living room.



### KITCHEN

2.81m (9'3") x 1.98m (6'6")  
Fitted with a matching range of wall and base units with plumbing for washing machine and dishwasher, space for fridge/freezer, freestanding cooker, window to rear.

## FIRST FLOOR

### BEDROOM 1

3.94m (12'11") x 3.17m (10'5")  
Window to front, freestanding wardrobes.



### BEDROOM 2

2.96m (9'9") max. x 2.92m (9'7")  
Window to rear, fitted wardrobes.

### BATHROOM

2.02m (6'8") max. x 1.98m (6'6")  
Fitted with a panelled bath which has mixer tap shower, corner shower cubicle, low level WC and hand wash basin. Window to rear.



## OUTSIDE

To the rear, the garden is paved for ease of maintenance and there is a small storage shed. A rear gate provides access to the parking area where there is one allocated parking space.



## AGENTS NOTE

This is a leasehold property but with a 1/10th share of the freehold. There are 10 properties in total who all own a share of the freehold and are therefore able to make all of the decisions with regards to maintenance etc of the common areas. There is a residents run management company in place called The Haddenham Green Management Company and all properties contribute £60 pcm.

East Cambridgeshire District Council  
tax band B

Energy rating C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)