

£250,000

Station Road,
Haddenham, Ely, Cambridgeshire CB6 3XD



To arrange a viewing call us now on 01354 694900

Nestled in a highly desirable location, this THREE-BEDROOM SEMI-DETACHED house presents an incredible opportunity to create your dream home. Boasting ample OFF-ROAD PARKING and a generous rear garden, this property is ripe with potential. The ground floor features a spacious open-plan living and dining area, perfect for entertaining and family life. A functional kitchen with a convenient UTILITY area and a ground floor bathroom complete the downstairs accommodation. Upstairs, you'll find three well-proportioned bedrooms, offering comfortable and flexible living space.

This property is a blank canvas, waiting for you to add your personal touch and transform it into the perfect family haven.

Don't miss out on this chance to own a home in a sought-after location with fantastic potential!

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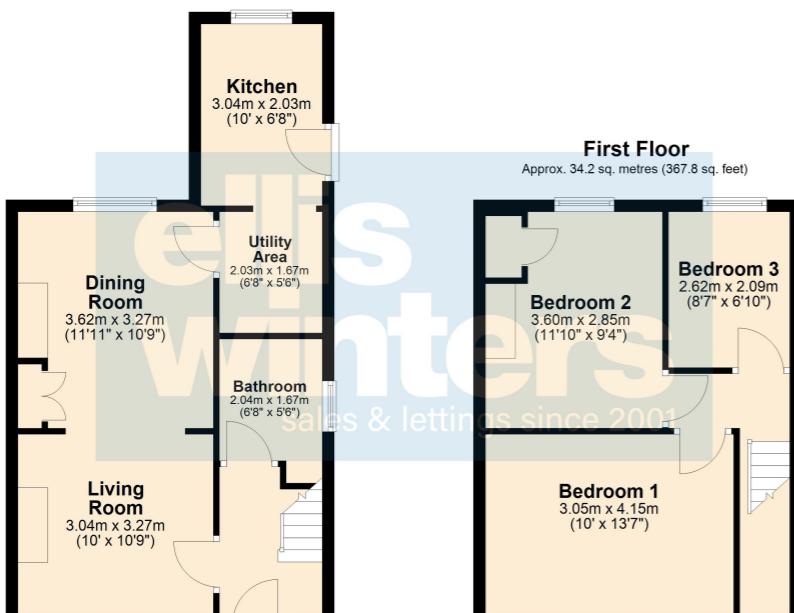
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Ground Floor
Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 74.8 sq. metres (805.2 sq. feet)

GROUND FLOOR

Living Room
3.27m (10'9") x 3.04m (10')
Window to front, open plan to dining room.

Dining Room
3.62m (11'11") x 3.27m (10'9")
Window to rear, alcove storage cupboard.

Kitchen
3.04m (10') x 2.03m (6'8")
Fitted with a matching range of wall and base units with space for fridge, double electric oven and four ring ceramic hob with extractor over, plumbing for washing machine, window to rear, door out to garden.

Utility Area
2.03m (6'8") x 1.67m (5'6")
Built in dresser. Ideal utility area.

Bathroom
2.04m (6'8") x 1.67m (5'6")
Fitted with a panelled bath with electric shower over, low level wc and hand wash basin set within vanity unit. Window to side.

FIRST FLOOR

Bedroom 1
4.15m (13'7") x 3.05m (10')
Two windows to front.

Bedroom 2
3.60m (11'10") x 2.85m (9'4")
Window to rear.

Bedroom 3
2.62m (8'7") x 2.09m (6'10")
Window to rear.

OUTSIDE

The front garden is open plan and laid to lawn. A long driveway to one side provides ample off road parking.

To the rear, the fully enclosed garden has an area of hardstanding with the balance laid to lawn.

There are some brick outbuildings and a storage shed/workshop.

SERVICES

Mains electricity, water and drainage. The property has oil fired central heating.

Freehold
Energy rating D
East Cambridgeshire District
Council Tax Band B

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.