

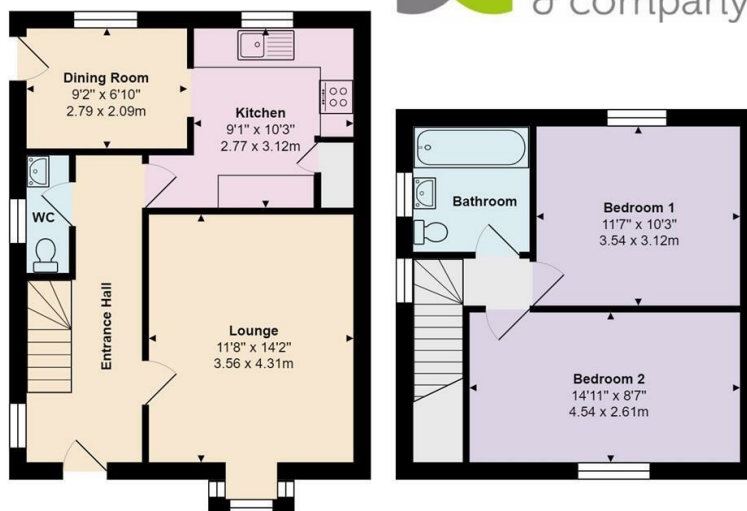
Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



45 Bell Gardens, Ely, CB6 3TZ
Asking Price £229,950



45 Bell Gardens, Haddenham



Total Area: 825 ft² ... 76.7 m²

All measurements are approximate and for display purposes only

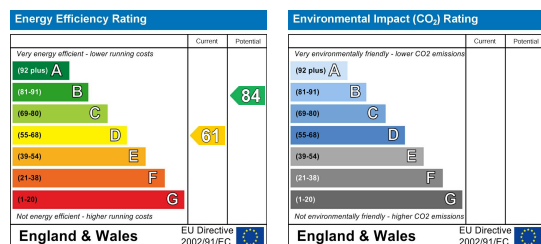
- Chalet-Style Semi-Detached House
- Sitting Room & Dining Room
- 2 Bedrooms
- Electric Night Storage Heating
- Parking & Single Garage
- Established, Residential Location
- Kitchen
- Bathroom & Cloakroom
- Sealed Unit Double Glazing
- Good Sized, Enclosed Garden

A chalet-style semi-detached house situated within an established residential location within the highly popular village of Haddenham. The accommodation, arranged over two floors, in brief, comprises:- entrance hall, cloakroom, sitting room, dining room and kitchen at ground floor level, 2 bedrooms and a bathroom at first floor level. Heating is via electric night storage heaters and the windows are sealed unit double glazed. There is a small, enclosed gravelled area to the front of the house, driveway and single garage to the side and a good sized, fully enclosed garden to the rear. The Council Tax is currently Band C and the EPC rating is currently Band D.

Haddenham is one of the most highly regarded villages situated just 7 miles south west of the Cathedral City of Ely and 12 miles north of the University City of Cambridge. There is an excellent range of day to day amenities including a primary school, shops, general store/post office, butchers, public house/restaurant, large recreation ground and various clubs and societies, the majority of which are held within the Robert Arkenstal Centre.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/screeches.save.congested>



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk | clarkhomes.co.uk