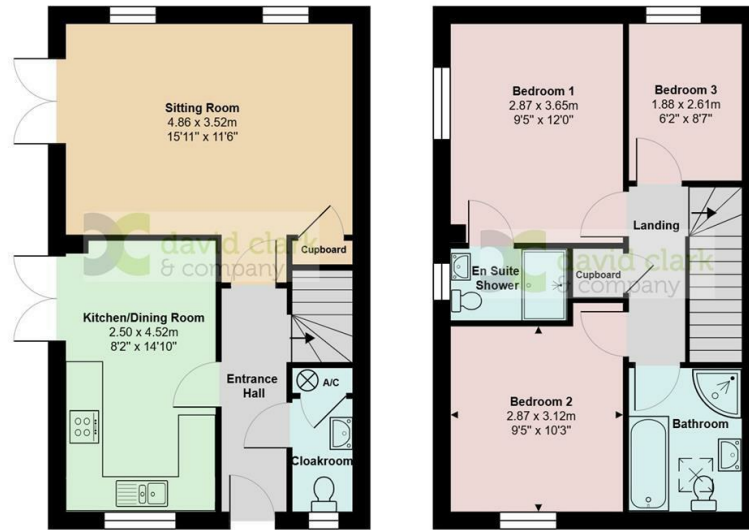


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



37 Hop Row, Ely, CB6 3SR
Asking Price £275,000





All dimensions / floor plans are approximate and should not be relied upon.

- Modern 3 Bedroom End Terrace
- Kitchen/Dining Room & Sitting Room
- Entrance Hall & Cloakroom
- Sealed Unit Double Glazed Windows
- 2 Allocated Parking Spaces
- Highly Regraded Village Location
- 3 Bedrooms & 2 Bath/Shower Rooms
- Good Sized Fully Enclosed Garden
- Air Source Heat Pump
- NO ONWARD CHAIN



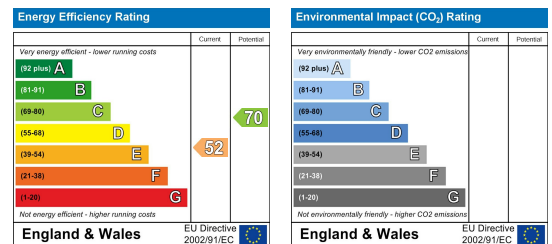
A modern 3 bedroom end of terrace situated close to the village centre, well placed for access to local shopping, schools and recreation ground with skateboard park and play area. Arranged over two floors the accommodation, in brief, comprises:- entrance hall, cloakroom, kitchen/dining room, sitting room, 3 bedrooms and 2 bath/shower rooms (1 en suite) Air Spource Heat Pump radiator heating and sealed unit double glazed windows. There is a good sized, fully enclosed garden to the side and allocated parking for 2 cars to the rear, for which access is off Chewells Lane. The Council Tax rating is currently Band C and the EPC rating is Currently Band E. For those wishing to move quickly the property also has the benefit of immediate possession with no onward chain.

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/untrained.mopped.rail>



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.

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