

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | [sales@clarkhomes.co.uk](mailto:sales@clarkhomes.co.uk)  
[clarkhomes.co.uk](http://clarkhomes.co.uk)



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





About 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>  
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 Regarded Village Location**
- **3 Bedrooms & 2 Bath/Shower Rooms**
- **Good Sized Fully Enclosed Garden**
- **Electric Boiler Fired Radiator Heating**
- **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) Electric boiler fired 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>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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