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Hop Row, Haddenham, CB6 3SR

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Residential sales, lettings & management

## 2B Hop Row, Haddenham, Ely CB6 3SR

A double fronted three detached house located in the heart of this popular village and close to local amenities. EPC D (62). Minimum 12 Month Let.

- ENTRANCE HALL
- CLOAKROOM
- DUAL ASPECT SITTING ROOM
- FITTED KITCHEN/DINER
- UTILITY ROOM
- THREE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- OIL CENTRAL HEATING
- GARAGE & GARDENS

**£1450.00 PCM – Unfurnished**  
**Deposit £1673.00**  
**Available Immediately**

### Draft Particulars

All information subject  
to confirmation by the  
Landlord



The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles south west of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

#### GROUND FLOOR

**ENTRANCE HALL** Front door, window to rear, radiator, stairs to first floor.

**CLOAKROOM** Comprising low level WC, wash basin with tiled splashbacks. Radiator.

**DUAL ASPECT SITTING ROOM** 16' 11" x 14' 7" (5.18m x 4.46m) Two double glazed windows to front aspect and double glazed sliding doors to rear garden. Two radiators.

**KITCHEN/DINER** 18' 9" x 10' 5" (5.72m x 3.19m) Dual aspect room with window facing front aspect and patio door leading to rear garden. Fitted with range of base units with work surfaces over and matching range of wall mounted cupboards. Two inset sinks, two built in electric ovens, electric hob with extractor over. Integrated dishwasher. Breakfast bar. Tiled floor. Space for dining table.

**UTILITY ROOM** With base and wall mounted cupboards, space for fridge/freezer, space and plumbing for washing machine. Glazed door to garden.

#### FIRST FLOOR

**GALLERIED LANDING** Double glazed windows to front and rear.

**BEDROOM ONE** 18' 10" x 10' 5" (5.75m x 3.19m) Two double glazed windows to rear aspect. Built in wardrobes, two radiators. Door to:

**ENSUITE SHOWER** Comprising corner shower cubicle, vanity unit, low level WC, vinyl floor covering. Radiator.

**BEDROOM TWO** 11' 5" x 9' 4" (3.5m x 2.87m) Double glazed door to rear. Built in wardrobes with hanging spaces and shelving. Radiator.

**BEDROOM THREE** Double aspect room with two double glazed windows facing front and side aspects. Radiator.

**BATHROOM** Double glazed window to front aspect. Suite comprising panel bath, low level WC, vanity unit with inset wash basin and tiled splashbacks. Radiator.

**EXTERIOR** Double gates lead frontage with parking.

**GARAGE** Up and over door and personal door to side.

**REAR GARDEN** Predominately paved with stocked border. Pedestrian gated access.

**EPC RATING** D 62

**VIEWING** By appointment with Pocock & Shaw  
Tel: 01353 668091 Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)

REF JVD/5041

#### NOTES:

The property is Fully Managed.





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

