

Asking Price £395,000
Freehold



37 Cambridge Road, Stretham, Cambridgeshire, CB6 3LP

37 Cambridge Road, Stretham, Cambridgeshire, CB6 3LP

Impressive 1920s detached house conveniently situated for access to Ely & Cambridge.

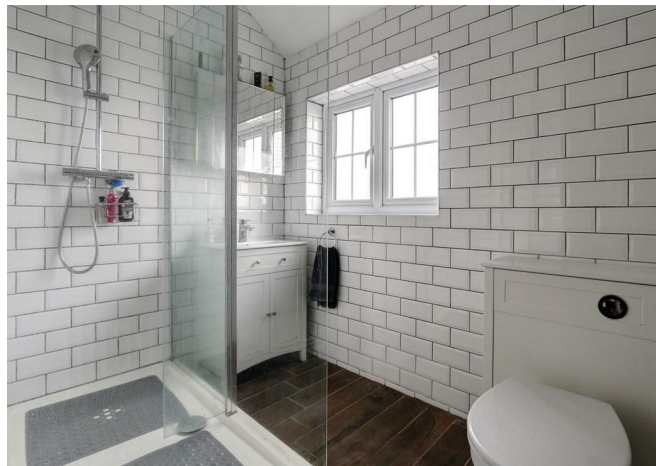
Built in the early 1920s, this detached house had been altered and extended over the years to create an impressive family home. Arranged over two floors, the accommodation, in brief comprises:- entrance hall, cloakroom, 2 reception rooms, spacious kitchen/breakfast room and utility room at ground floor level and 3 good sized bedrooms and a re-fitted shower room at first floor level. Heating is oil fired to radiators and the windows are Upvc sealed unit double glazed. There is an enclosed garden to the front, off street parking and double carport to the side and a fully enclosed garden to the rear. The Council Tax is currently Band D and the EPC rating is currently Band E.

Stretham is a well served village particularly well placed for access to Ely, to the north (4 miles) and Cambridge, to the south (12 miles) both of which offer an excellent range of amenities. Facilities within the village include a post office/general store, primary school, public house/restaurant, church, youth centre, parish hall, garage, and sports field with an all-weather surface and pavilion. Mainline railway stations, providing services to Cambridge and London's King Cross are available at nearby Ely and Waterbeach.

Features

- Impressive 1920s Detached House
- Conveniently Situated For Ely & Cambridge
- Wonderful Kitchen /Breakfast Room & Utility
- Triple Aspect Sitting Room & Family/Dining Room
- 3 Good Sized bedrooms & Stylish Shower Room
- Off Street Parking, carport & Enclosed Gardens





Entrance Hall:

Dado rail, Stairs to first floor with storage cupboard under.

Cloakroom:

Close coupled WC, vanity wash basin, tiled floor and fully tiled walls.

Sitting Room:

Triple aspect, open fireplace and picture rail.

Family/Dining Room:

Shelved alcoves and bow window to front aspect.

Kitchen/Breakfast Room:

Dual aspect, tiled floor, double sink unit, eye level cabinets and shelving, free standing work benches, large velux window, sliding door to utility room and French doors to outside.

Utility Room:

Sink unit, position for washing machine, eye level cabinets and shelving, oil fired boiler and door to carport.

FIRST FLOOR:

Landing:

Picture rail and loft hatch to roof space.

Bedroom 1:

Dual aspect and picture rail.

Bedroom 2:

Picture rail.

Bedroom 3:

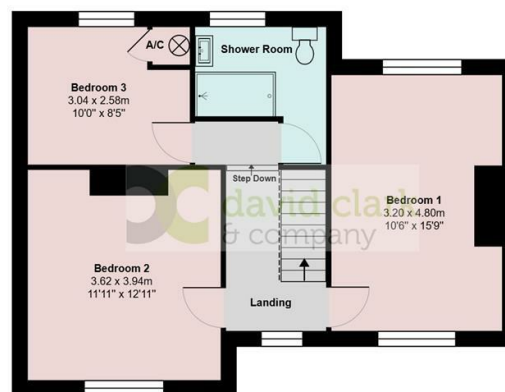
Airing cupboard with hot water cylinder and shelving.

Shower Room:

Fully tiled walls, close coupled WC, vanity wash basin with cupboards under and double shower cubicle with waterfall shower.

OUTSIDE:

The property is set back from the road behind a low level brick wall and timber fencing. There is an area of lawn, barked shrub beds and a wood block area with further, raised barked shrub beds. A driveway to side provides off road parking and access to a double carport 5m x 6.62m (16'4" x 21'8") with power and light. A fully walled garden to the rear contains an area of lawn, extensive paved area and a garden shed.



About 160.6 m² ... 1728 ft² (including carport)
All dimensions / floor plans are approximate and should not be relied upon.

TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambridgeshire District Council

COUNCIL TAX BAND
D

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

<https://w3w.co/like.parkland.sandals>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79		48	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

