



Stretham Road, Wicken, CB7 5XH

**CHEFFINS**



## Stretham Road

Wicken,  
CB7 5XH

Detached two bedroom house in a semi-rural location. Accommodation comprises kitchen, living room, lean-to, ground floor bathroom and two bedrooms. Enclosed rear garden, garage and driveway. The property has LPG heating. Available: 10/12/2025. Minimum 6 month tenancy. Deposit: £1,211. Holding deposit: £242. Council tax band: C. EPC: E.

### LOCATION

LOCATION Wicken is situated on the A1123 and is about 17 miles from Cambridge, 9 miles from Ely, 4 miles from Soham and 9 miles from Newmarket. The village is home to Wicken Fen nature reserve providing country walks and bird spotting opportunities. There is a church and on the village green is the Maids Head pub.



**£1,050 PCM**





## ENTRANCE HALL

## KITCHEN

with electric cooker and extractor.

## LIVING ROOM

with feature multi fuel burner (decorative purposes only) & doors leading to lean-to and inner hall.

## LEAN-TO

with door leading to rear garden.



## BATHROOM

with WC, basin and bath with electric shower over, cupboard housing the boiler and plumbing for washing machine.



## BEDROOM

with built in wardrobes.

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## OUTSIDE

enclosed rear garden, garage and driveway.



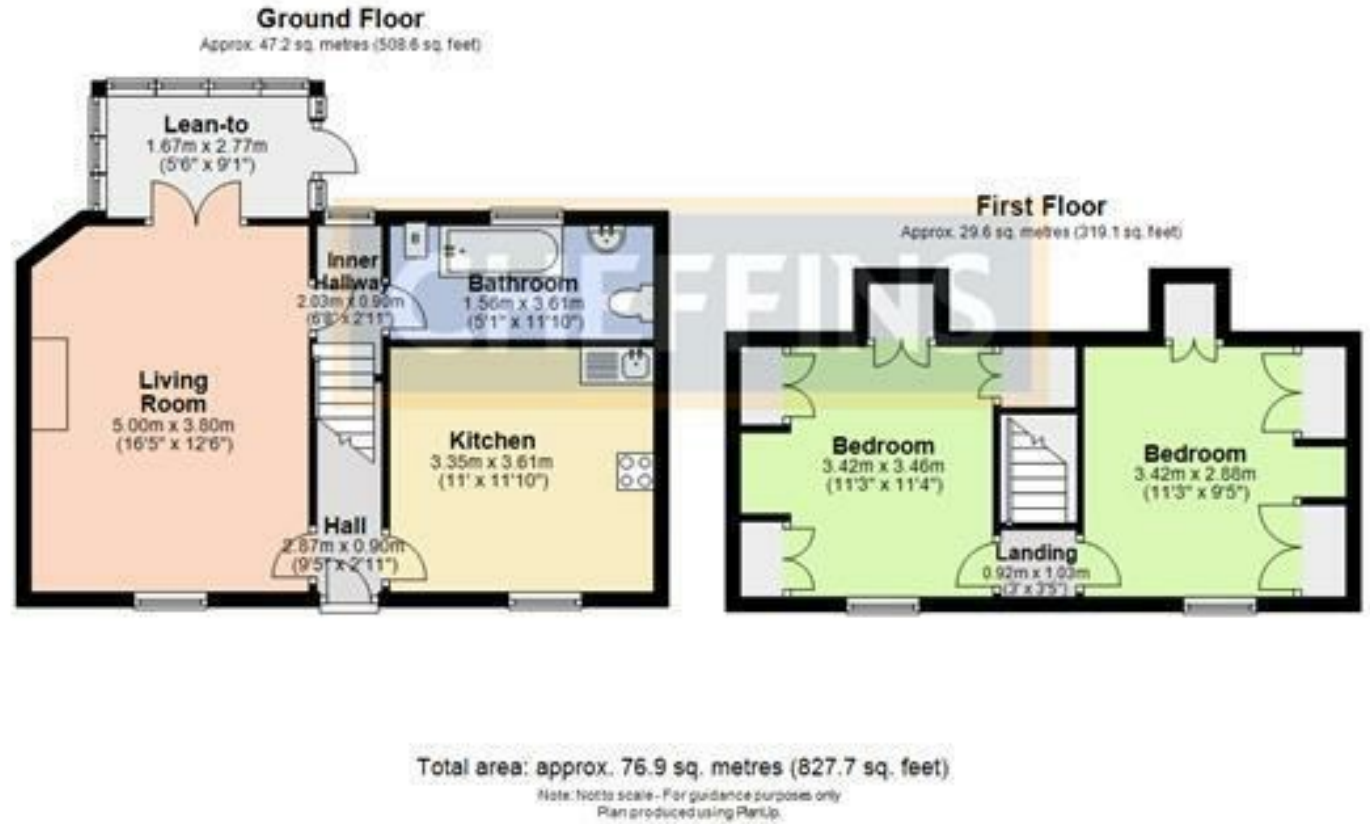
## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>39</b>	
EU Directive 2002/91/EC		
England & Wales		



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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.



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