



Hay Fen Close, Stretham, Ely, Cambridgeshire CB6 3NE

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A semi-detached three bedroom house, perfect for first time buyers or investors, with a south facing rear garden and off road parking. Located in the popular village of Stretham approximately 12 miles from Cambridge. No upward chain.

- Semi-Detached House
- Entrance Hall
- Living Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Off Street parking
- No Upward Chain

Guide Price: £237,500



STRETHAM is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

ENTRANCE HALL with UPVc partially glazed front door, staircase rising to first floor, electric storage heater with cover and door through to:-

LIVING ROOM 15'10" x 10'4" (4.83 m x 3.16 m) with UPVc double glazed window to front, electric storage heater, door through to:-

KITCHEN/BREAKFAST ROOM 13'5" x 9'1" (4.10 m x 2.77 m) Fitted with a matching range of wall base units with drawers and work surfaces over, inset single drainer stainless steel sink unit, appliance spaces for cooker and washing machine, tiled floor, UPVc double glazed window to rear and UPVc glazed door leading to rear garden. Under stair storage cupboard with shelving and electric storage heater.

FIRST FLOOR LANDING with hatch to roof space.

BEDROOM ONE 11'4" x 10'2" (3.45 m x 3.09 m) with UPVc double glazed window to front. Wall mounted electric panel heater and airing cupboard housing insulated hot water cylinder, slatted shelving and hanging rails.

BEDROOM TWO 9'9" x 6'9" (2.96 m x 2.06 m) with UPVc double glazed window to rear. Wall mounted electric panel heater.

BEDROOM THREE 6'10" x 6'6" (2.08 m x 1.98 m) with UPVc double glazed window to rear. Wall mounted electric panel heater.

FAMILY BATHROOM Fitted suite comprising panel bath with electric shower over, pedestal wash hand basin and low level WC. Part tiled walls, opaque UPVc double glazed window to side and wall mounted electric fan heater.

EXTERIOR To the front there is a gravelled area to allow off road parking for up to two vehicles (subject to measurements). Gated access leads to the rear. The rear garden is part lawned and part paved terrace, fenced on two sides with brick retaining wall to far end. Outside tap, outside light (not tested).

Tenure The property is Freehold

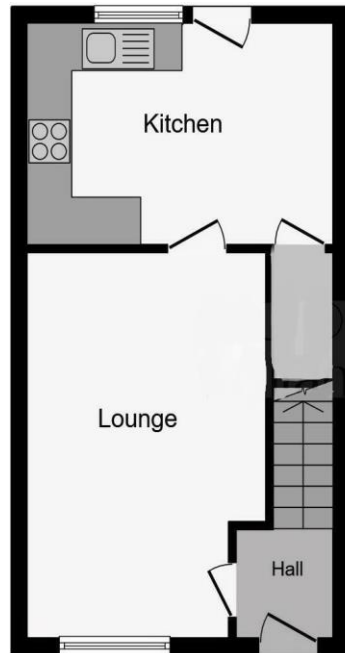
Council Tax Band B

EPC D (58/86)

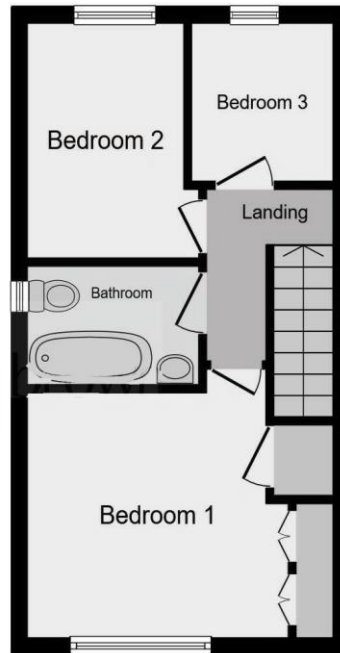
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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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. (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.