



**Meadowcroft, Stretham, Ely, Cambridgeshire CB6 3JY**

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## Meadowcroft, Stretham, Ely, Cambridgeshire CB6 3JY

A well-proportioned two bedroom semi-detached bungalow with garage and gardens which lies in an appealing cul-de-sac setting within this sought after village location.

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Driveway, Car Port & Garage
- Front & Rear Gardens
- No Upward Chain

**Guide Price: £250,000**





**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** Entrance door with double glazed inset, cupboard housing factory lagged hot water cylinder with linen shelves above, further built-in cloaks cupboard, radiator, hatch to roof space. Door through to:-

**LIVING ROOM** 18'6" x 10'11" (5.64 m x 3.32 m) with double glazed sliding patio doors to garden. Radiator.

**KITCHEN** 8'10" x 8'8" (2.70 m x 2.63 m) with double glazed window to rear. Fitted with a matching range of wall and base units with roll edge work surfaces over, drawers and tiled splashbacks. Inset single drainer sink unit with mixer tap, plumbing and space for washing machine, cooker recess, built-in shelved cupboard, floor mounted oil fired boiler serving the central heating and hot water systems.

**BEDROOM ONE** 13'3" x 8'2" (4.05 m x 2.50 m) with double glazed window to front. Fitted furniture to one wall comprising wardrobes with four sliding doors (two mirrored) with hanging rails and shelving. Radiator.

**BEDROOM TWO** 9'5" x 8'2" (2.88 m x 2.48 m) to wardrobes. Double glazed window to front. Radiator, fitted furniture to one wall comprising two double wardrobes adjacent to which is a chest of drawers with high level cupboards over.

**BATHROOM** Suite comprising panel enclosed walk-in bath with mixer tap and shower over, pedestal wash hand basin and WC. Tiled surrounds, radiator.

**EXTERIOR** The property lies in a lovely position, It is set back from the road behind a front garden which is predominantly laid to lawn adjacent to which is a concrete driveway which in turn becomes a car port. Double gates lead to the further parking area and ultimately the **GARAGE** which has an up and over door and personal side doors.

The rear garden consists of a paved patio from the bungalow, beyond which is a low wall and the remainder of the garden is predominantly laid to lawn with several trees including fruit trees and a variety of shrubs and perennials.

**AGENTS NOTE** There are Solar Panels fitted to the rear of the property. Full details to be confirmed.

**Tenure** The property is Freehold

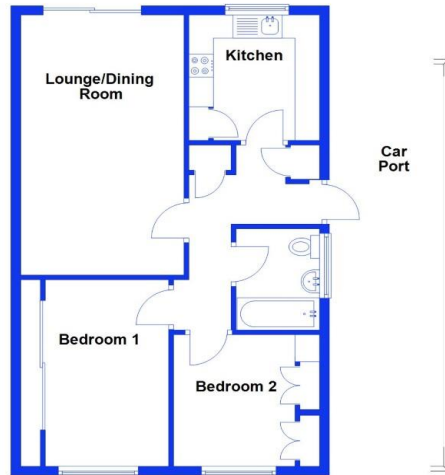
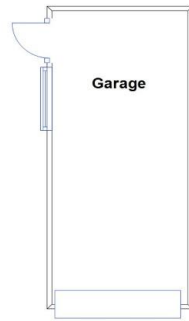
**Council Tax** Band B **EPC** C (71/81)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD/7016



**Ground Floor**  
Approx. 59.7 sq. metres (642.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.4 sq. feet)



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.