



**Mere Mill House, Green End, Stretham, Ely,
Cambs CB6 3LF**

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A newly renovated three double bedroom detached property situated in a rural location, overlooking The Great River Ouse. EPC E. Council Tax Band D. Available immediately.

- Newly Renovated Throughout
- Three Double Bedrooms with En-Suite to Principal Bedroom
- Family Bathroom
- Kitchen / Dining Room
- Utility Room & WC
- Lounge with Solid Fuel Burner
- Oil Central Heating
- Off Road Parking for Several Vehicles
- Rear Garden
- Septic Tank

Rent: £1,500 PCM

Deposit: £1730



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 entrance door and stairs leading to the first floor. Window to rear aspect.

SITTING ROOM 13'3" x 12'0" (4.03 m x 3.66 m) With windows to front aspect and French doors opening onto the rear garden. Feature fireplace and solid fuel burning stove. Radiator.

DINING ROOM 12'4" x 11'3" (3.77 m x 3.43 m) With windows to front aspect, radiator and LVT flooring. Opening to:-

KITCHEN 13'6" x 11'11" (4.11 m x 3.62 m) Fitted with a range of matching contemporary grey finish wall and base units with drawers and roll edge work surfaces over and matching upstands. Inset 11/2 stainless steel sink unit and drainer. Electric hob. Fitted double electric oven. LVT flooring. Window to side aspect. Door to:-

UTILITY ROOM 12'7" x 6'5" (3.84 m x 1.96 m) With window to side aspect. Fitted with a range of matching contemporary grey finish wall and base units. Space for upright fridge/freezer, space and plumbing for washing machine and dishwasher. Radiator. LVT flooring.

REAR LOBBY With radiator and double glazed door to the rear. LVT flooring.

CLOAKROOM Fitted with low level WC and wash hand basin with cabinet below. Window to rear aspect. LVT flooring.

FIRST FLOOR LANDING With window to rear aspect. Radiator.

BEDROOM ONE 12'11" x 11'11" (3.94 m x 3.62 m) With windows to front aspect, radiator. Door to:-

ENSUITE SHOWER ROOM Fitted with a matching white suite comprising low level WC and wash hand basin with cabinet below. Enclosed shower cubicle, radiator and LVT flooring. Frosted window to front aspect.

BEDROOM TWO 12'9" x 10'9" (3.89 m x 3.28 m) With windows to rear aspect. Radiator.

BEDROOM THREE 12'4" x 11'3" (3.77 m x 3.43 m) With window to front aspect. Radiator.

BATHROOM Fitted with a matching white suite comprising low level WC, wash hand basin with cabinet below, panel enclosed bath with hand held shower attachment. Shower cubicle. LVT flooring. Frosted window to side aspect.

EXTERIOR The property overlooks The Great River Ouse and is set back from the road with steps down to the path leading to the front door. Gravel frontage provides off road parking, with further driveway parking to the side. Paths either side of the property lead to the unenclosed rear garden which boasts farmland views. Raised patio and further paved patio. Oil tank and Septic tank. Outside tap.

NOTES The property is Fully Managed. Unfortunately pets cannot be considered.
The property has oil fired central heating.
The property has a septic tank.
EPC: E (50)
Council Tax Band: D

Viewing By Arrangement with Pocock & Shaw
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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.