



**Top Street, Stretham, Ely, Cambridgeshire CB6 3JL**

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## Top Street, Stretham, Ely, Cambridgeshire CB6 3JL

A well-appointed three bedroom property benefiting with a central village location and within walking distance of the local primary school, offering kitchen/dining room, living room, three bedrooms, converted garage and south facing rear garden.

- Entrance Hall & Cloakroom
- Living Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Garage/Office/Gym
- Enclosed South Facing Rear Garden

**Guide Price: £295,000**



**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** with door to front aspect, staircase rising to first floor.

**DOWNSTAIRS CLOAKROOM** Fitted with a low level WC and wash hand basin.

**LIVING ROOM** 12'6" x 10'4" (3.81 m x 3.15 m) with double glazed window to front aspect, feature open fireplace, bespoke alcove storage and shelving.

**OPEN PLAN KITCHEN/DINING ROOM** 16'10" x 12'0" (5.14 m x 3.67 m) Fitted with a range of matching units including wall mounted units, base units and drawers with inset 1 & 1/4 single drainer sink unit. Fitted electric oven and hob with extractor hood above, plumbing for washing machine, double glazed window to rear aspect and double glazed French doors to rear garden.

#### FIRST FLOOR LANDING

**BEDROOM ONE** 13'4" x 9'6" (4.07 m x 2.90 m) with double glazed window to front aspect, radiator and built in storage cupboard.

**BEDROOM TWO** 11'2" x 9'7" (3.41 m x 2.92 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 8'1" x 6'10" (2.47 m x 2.08 m) with double glazed window to rear aspect. Radiator.

**BATHROOM** Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and bath with separate shower over with drencher shower head. Tiled surrounds, window to front aspect.

**EXTERIOR** The property benefits from raised decking which is accessible directly from kitchen/dining room, with steps leading to a well-maintained landscaped garden which is lawned and part patio with personnel door into converted garage.

**GARAGE** 16'5" x 8'7" (5.00 m x 2.61 m) currently used as home studio/gym.

**Tenure** The property is Freehold

**Council Tax** Band C **EPC** D (68/78)

**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.