



Berry Green, Stretham, Ely, Cambridgeshire
CB6 3JS

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11 Berry Green, Stretham, Ely, Cambridgeshire, CB6 3JS

A well presented three bedroom semi-detached home with ample parking and generous rear garden situated in this popular village location. EPC D (66). Available Immediately. Minimum 12 month let.

- Entrance Hall
- Kitchen / Breakfast Room
- Sitting Room
- Dining Room / Garden Room
- Ground Floor Shower Room
- Utility Room
- Three Bedrooms & Family Bathroom
- Off Road Parking & Enclosed Rear Garden
- Air Source Heat Pump

Rent: £1,375 PCM

Deposit: £1586



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 to front, staircase rising to first floor, radiator, laminate flooring, door to:-

SITTING ROOM 17'5" x 13'0" (5.32 m x 3.95 m) with double glazed bay window to front, radiator, decorative fireplace (not for Tenant use), double doors opening to:-

DINING ROOM / GARDEN ROOM 15'7" x 15'0" (4.76 m x 4.58 m) with double glazed patio doors opening rear decking, laminate flooring, radiator.

REAR LOBBY with laminate flooring and radiator. Personal door to side.

KITCHEN/BREAKFAST ROOM 11'11" x 10'5" (3.63 m x 3.17 m) Fitted with a matching range of white high gloss wall and base units with worksurfaces over with inset 1&1/2 bowl sink and drainer. Four ring electric hob with extractor hood over. Built in double electric oven, built-in fridge freezer and dishwasher. Vinyl flooring, radiator and door to boiler room housing the electric Air Source Heat Pump system.

SHOWER ROOM Fitted with a matching suite comprising low level WC, wash hand basin and enclosed shower cubicle. Tiled flooring and radiator.

UTILITY ROOM Fitted with a matching range of wall and base units with worksurfaces over, space and plumbing for washing machine, spaces for fridge freezer and tumble dryer. Vinyl flooring and radiator.

FIRST FLOOR LANDING with storage cupboard.

BEDROOM ONE 13'5" x 10'7" (4.10 m x 3.23 m) With fitted wardrobes and over bed storage. Radiator.

BEDROOM TWO 10'8" x 9'5" (3.25 m x 2.88 m) with built in wardrobe and radiator.

BEDROOM THREE 10'7" x 6'7" (3.22 m x 2.00 m) with built in wardrobe and radiator.

FAMILY BATHROOM Fitted with a three piece matching suite comprising low level WC, wash hand basin and panel enclosed bath with shower over. Heated towel rail, ceramic tiled flooring.

EXTERIOR The front of the property benefits from gravelled off road parking with side gated access leading to the rear. The enclosed rear garden is predominantly laid to lawn with a feature decking area and covered pergola area.

NOTES This is a Fully Managed Property.
EPC Rating D (66)
Council Tax Band B

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref JVD/7319





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.