



High Street, Stetchworth CB8 9TH

Guide Price £389,995



Morris Armitage

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An established semi-detached family home set within this picturesque and highly regarded village end enjoying lovely mature gardens to side and rear.

Offering accommodation to include entrance hall, kitchen/dining room, living room, bathroom, three bedrooms and first floor WC.

Beautiful mature gardens and with extensive driveway providing ample off road parking.

Boasting huge scope, viewing is highly recommended. No Chain.

Entrance Hall

Door to living room and stairs to first floor

Kitchen 11'4" x 9'10" (3.47m x 3.01m)

Spacious kitchen with a range of eye and base level cupboards and drawers. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks throughout working areas.

Window over looking rear aspect. Radiator. Tiled flooring. Doors leading to living room, bathroom, built-in storage cupboard and side garden.

Living Room 13'9" x 11'9" (4.20m x 3.60m)

Bright living room with inset fireplace and tiled hearth, with wood burner stove. Radiator. Window overlooking front aspect. Doors leading to entrance hall and kitchen.

Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath. Window over looking the rear garden. Radiator. Tiled flooring.

Landing

Doors to all bedrooms and cloakroom.

Cloakroom

Suite comprising low level W.C. and hand basin.

Bedroom 1 15'4" x 8'9" (4.68m x 2.68m)

Spacious double room with built-in storage cupboard. Window over looking front aspect. Radiator. Door to landing.

Bedroom 2 10'0" x 9'7" (3.05m x 2.93m)

Double bedroom with built-in storage cupboards. Window over looking rear aspect. Door to landing.

Bedroom 3 9'11" x 7'11" (3.04m x 2.42m)

Bright bedroom with window over looking rear aspect. Radiator. Door to landing.

Outside - Front

Attractive flint boundary wall. Pathway leading to front lined with garden area and mature trees and shrubs.

Outside - Rear

Garden with lawn area and mature trees, shrubs and flowering shrubs. Hedge border. Brick built storage (3.15m x 2.91m) with doors leading to rear of the house.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-detached house

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 76 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Ultrafast available,
1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good -
provider dependent

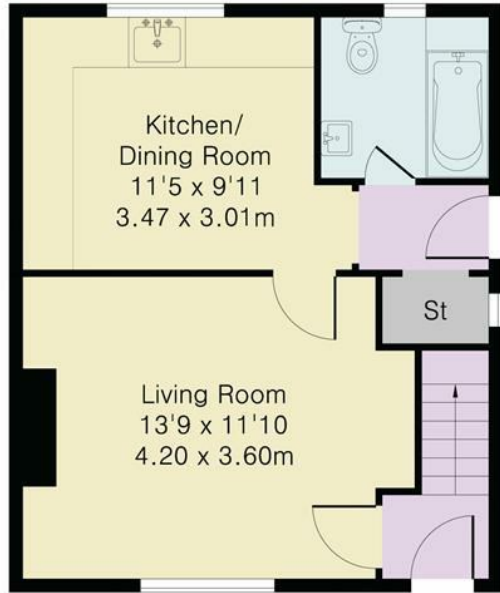
Rights of Way, Easements, Covenants
- None that the vendor is aware of



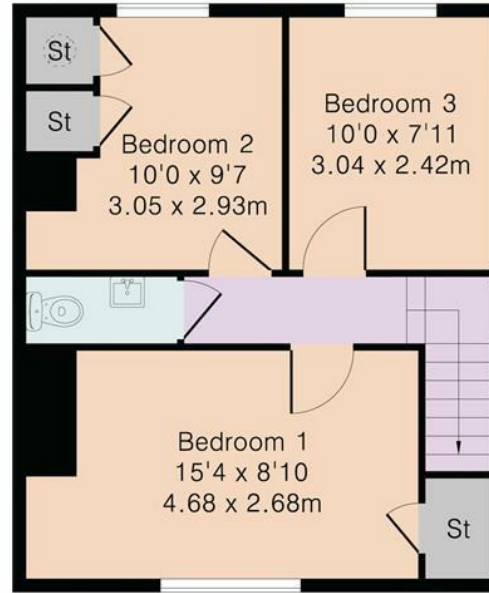
Approximate Gross Internal Area 899 sq ft – 83 sq m
 Ground Floor Area 400 sq ft – 37 sq m
 First Floor Area 400 sq ft – 37 sq m
 Outbuilding Area 99 sq ft – 9 sq m



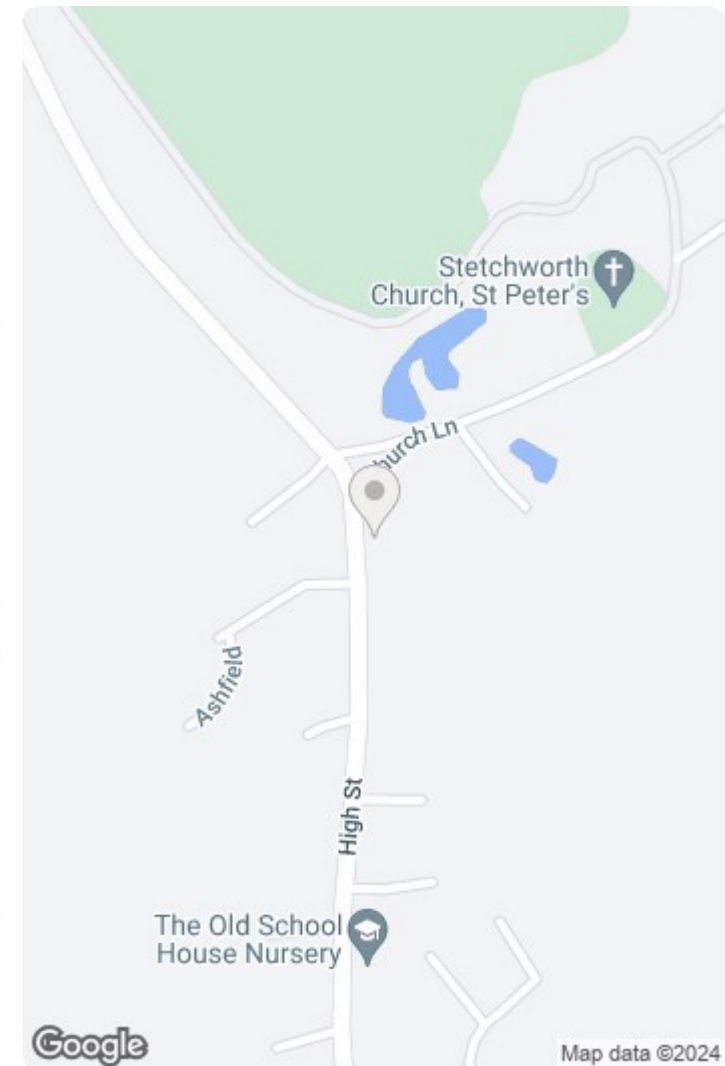
Outbuilding



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83 (A)	62 (D)		
Very energy efficient - lower running costs Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

