



Green End, Stretham, CB6 3LF



Green End

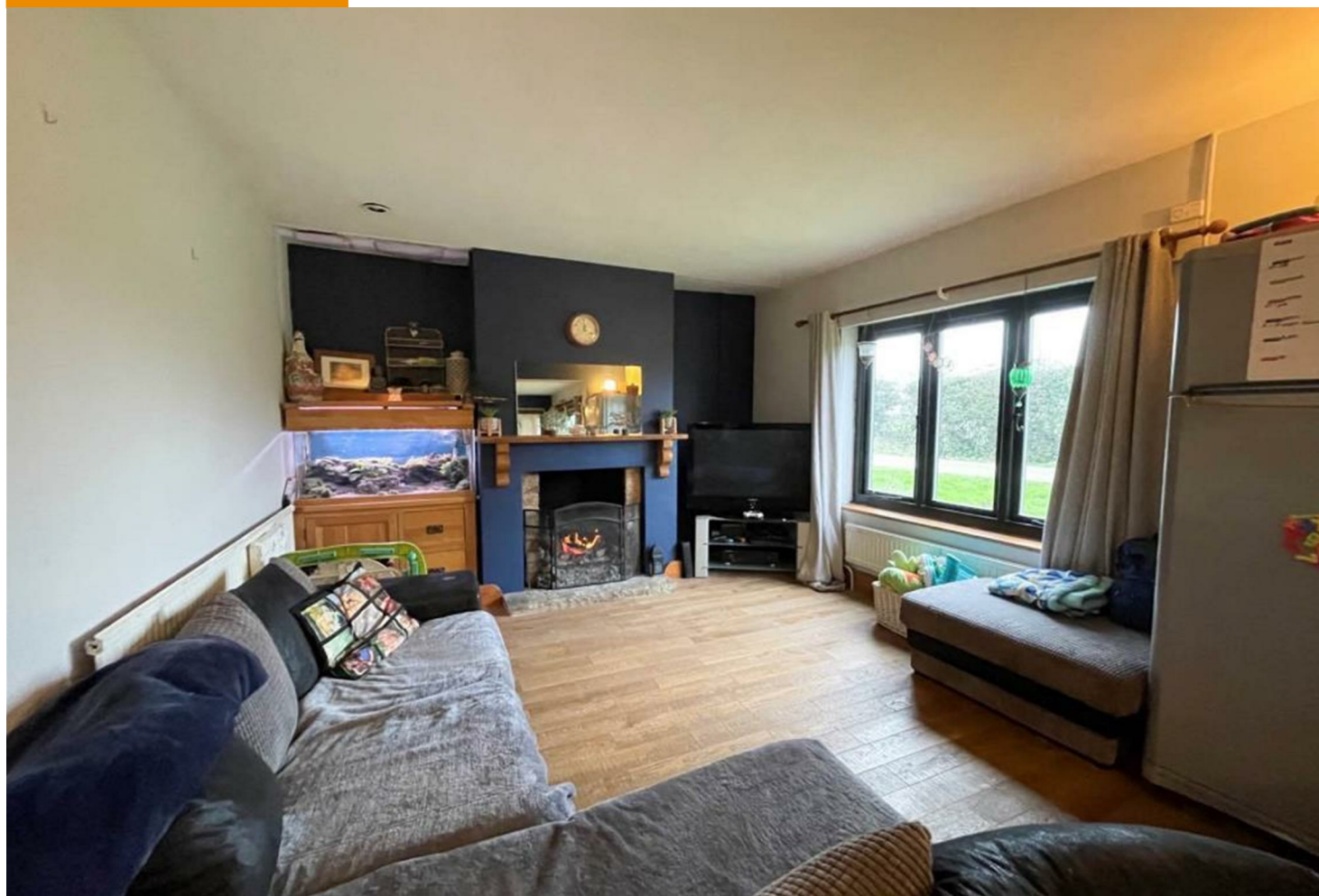
Stretham,
CB6 3LF

- Semi Rural Location
- Detached Former Farmhouse
- Adjacent to the Old West River
- Versatile Accommodation
- 8/9 Bedrooms
- Suitable for Extended Family
- No Upward Chain

A detached former farmhouse situated in a semi rural location adjacent to the Old West River, a tributary of the River Great Ouse, offering many leisure activities including boating, fishing, bird watching and walking. The property offers extensive family accommodation over 2 floors with gardens and parking. The property is offered for sale with no upward chain.

8 5 0

Asking Price £600,000





LOCATION

Stretham is situated approximately 4 miles from the Cathedral City of Ely and approximately 12 miles North from the University City of Cambridge. Stretham has a range of day to day village amenities with further more comprehensive facilities at nearby Ely. Access to Cambridge, Ely and London is via the A10 which bypasses Stretham with mainline rail services to Cambridge and London situated at Ely.

MAIN HOUSE**UTILITY ROOM / ENTRANCE HALL**

With butler sink, base units, high wall units, paved floor, plumbing for washing machine, door to side aspect.

KITCHEN / DINING ROOM

With butler sink, oil fired Aga, fitted shelving and cupboards with timber worktops, door through to utility/entrance hall, French doors leading into the rear garden, radiator (not currently working).

FAMILY ROOM

With feature open fireplace, timber flooring, radiator (not currently working).

LOUNGE

With staircase leading to the first floor, radiator (not currently working). Door (currently blocked) leading through to a ground floor apartment.

FIRST FLOOR**BEDROOM 5****ENSUITE**

With shower cubicle, hand basin, heated towel rail, low level WC.

BEDROOM 6

With wall mounted electric radiator.

BEDROOM 3

With wall mounted electric radiator, airing cupboard housing hot water tank.

BEDROOM 4

With wardrobe, timber flooring.

SHOWER ROOM

With shower cubicle, heated towel rail.

SEPARATE WC

With low level WC and hand basin.

ENTRANCE PORCH**ENTRANCE HALL**

With stairs to first floor, fitted storage cupboard, paved floor.

SHOWER ROOM

With shower cubicle, low level WC, hand basin, radiator.

KITCHEN / LOUNGE

With sink unit, base units, high wall units, fitted oven and hob, plumbing for washing machine, extractor fan, paved floor, radiator.

FIRST FLOOR**BEDROOM 1**

With radiator.

BEDROOM 2

With radiator.

LOUNGE

With paved flooring, French doors leading to rear, radiator, log burning stove.

KITCHEN

With sink unit, base units, high wall units, tiled floor, extractor fan.

BEDROOM 7 / RECEPTION ROOM

With French doors to outside.

SHOWER ROOM

With shower cubicle, low level WC, hand basin.

With timber staircase leading to:

LOUNGE / KITCHEN

With French doors leading onto balcony, sink unit and drainer, fitted with a range of matching units and complimentary work surfaces including base units, wall mounted units and drawers, plumbing for washing machine, walk-in storage alcove, radiator.

BEDROOM 8

With radiator, French doors leading onto balcony.

STUDY / BEDROOM 9

With radiator.

SHOWER ROOM

With low level WC, shower cubicle, hand basin, radiator, tiled floor.

OUTSIDE

The property has a driveway and extensive parking area. There is a predominantly lawned garden area immediately to the rear of the main house and a garage/barn housing the boiler supplying the wood heating.

AGENTS NOTES

Due to the unique layout and mixed use of the property we would advise any prospective purchaser requiring a mortgage to seek advice from a mortgage advisor before proceeding.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

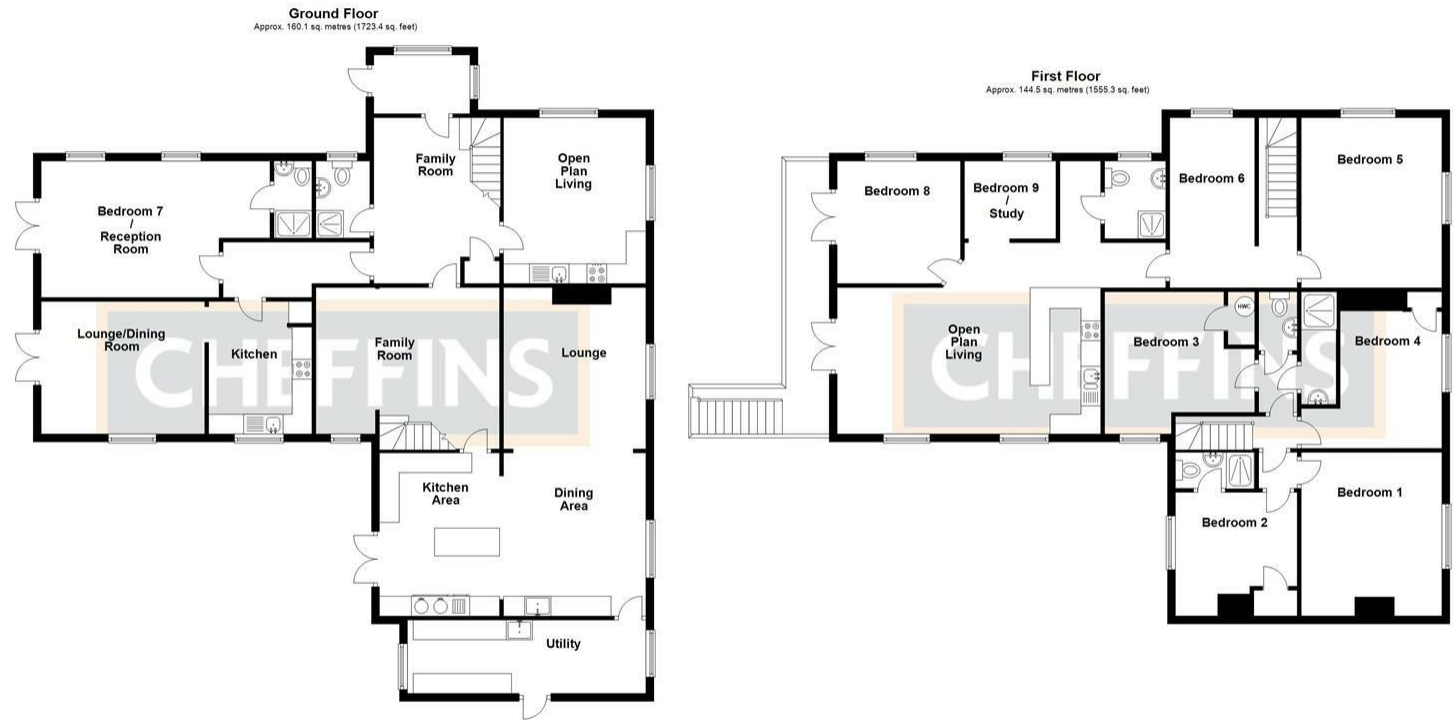
Service charge review period - n/a

Council tax band - D

VIEWING

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Asking Price £600,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 304.6 sq. metres (3278.6 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.