



Newmarket Road, Stretham, CB6 3JZ





## Newmarket Road

Stretham,  
CB6 3JZ

- Extended Semi Detached Cottage
- 3 First Floor Double Bedrooms (1 with Ensuite)
- Ground Floor Bedroom 4/Family Room
- Spacious Kitchen/Dining Room
- Lounge with Beams & Multi Fuel Burner
- Gardens & Driveway
- 18'7" x 17' Garage
- Freehold / EPC E / Council Tax Band C

An extended semi detached cottage offering spacious accommodation comprising on the ground floor, lounge with beams and multi fuel burner, opening into kitchen/dining room, inner hall with bathroom, rear hall with shower room and family room/bedroom 4. The first floor is split with the master bedroom being at the front of the house with a separate staircase leading to 2 double bedrooms at the rear (master bedroom having ensuite). Outside there are gardens and a driveway, together with garage measuring 18'7" x 17'. The property has a pleasant outlook and to fully appreciate the layout and space a viewing is highly recommended.



Guide Price £375,000





## 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.



## LOUNGE

With 2 double glazed windows and door to front aspect, feature modern multi fuel burning stove, exposed beams and posts, 2 radiators, opening to:

## KITCHEN / DINING ROOM

With double glazed window to side aspect, wall and base level storage units and drawers with matching work surfaces, stainless steel sink unit and drainer, space for range oven, plumbing for washing machine, oil fired central heating boiler, cupboard with electricity for tumble drier, radiator.

## INNER HALL

With stairs to master bedroom.

## BATHROOM

With low level WC, pedestal hand wash basin, panelled bath, double glazed window to rear aspect, radiator.

## REAR HALL

With door to outside, stairs to bedrooms 2 and 3, radiator.

## SHOWER ROOM

With shower cubicle, low level WC, pedestal hand wash basin, under stairs storage cupboard, radiator.

## BEDROOM 4 / FAMILY ROOM

With French doors to rear garden, double glazed window to side aspect, radiator.

## FIRST FLOOR FRONT

With staircase leading from the inner hall, opening into:

## BEDROOM 1

With 2 double glazed windows to front aspect giving an attractive view across allotments, double glazed window to rear with attractive view towards the Church, double glazed French doors onto rear flat roof, 2 radiators.

## ENSUITE

With shower cubicle, low level WC (with macerator), wash basin, radiator.

## REAR LANDING

With secondary staircase leading from rear hall, double glazed window to side aspect, radiator.

## BEDROOM 2

With double glazed windows to rear and side aspects, built-in wardrobes, radiator.

## BEDROOM 3

With double glazed window to side aspect, door to flat roof, radiator.

## OUTSIDE

There are gardens to the front, side and rear of the property. The gardens have mature planting and hedging and within the rear garden there is an area of concrete hardstanding. There is a driveway providing off street parking and a garage which measures 18'7" x 17' (The garage roof is constructed from asbestos sheets).

## AGENT NOTES

Tenure - freehold  
Council Tax Band - C  
Property Type - semi detached  
Property Construction - assumed to be standard construction

Number & Types of Room - Please refer to the floorplan  
Square Footage - 1624 according to the EPC  
Parking - driveway and garage

Utilities / Services  
Electric Supply - mains  
Gas Supply - none  
Water Supply - mains  
Sewerage - mains  
Heating sources - oil fired radiator heating  
Broadband Connected - yes  
Broadband Type - The vendor currently has a connection providing a speed of 147.9 Mbps  
Mobile Signal/Coverage - according to Ofcom.org.uk, mobile coverage is indicated to be good for 4 out of 4 providers checked.

Flood risk - according to the Environment Agency website there is a very low/unlikely risk of flooding from rivers, sea, groundwater and reservoirs. The website states that in respect of surface water flooding, there is a chance of between 1% and 3.3% each year.  
Rights of Way, Easements, Covenants - the property has the benefit of a right of way across the neighbouring driveway allowing access into the rear  
Conservation Area - yes

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











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

Guide Price £375,000

Tenure - Freehold

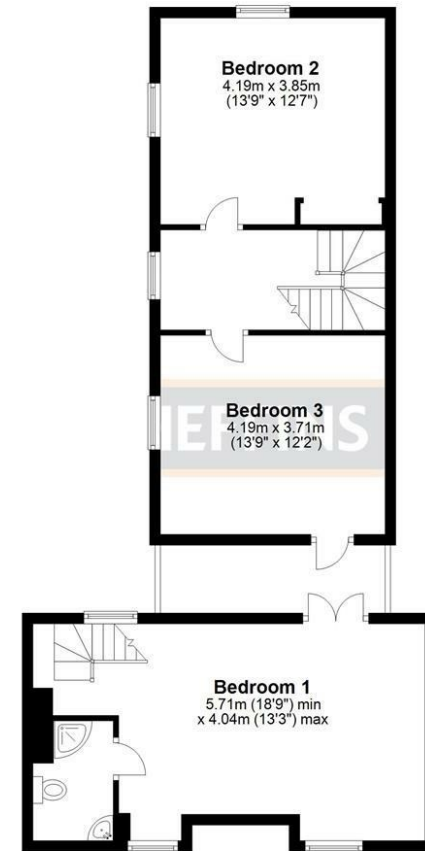
Council Tax Band - C

Local Authority - East Cambs District Council

**Ground Floor**  
Approx. 83.7 sq. metres (900.7 sq. feet)



**First Floor**  
Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 152.4 sq. metres (1639.9 sq. feet)

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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.