



Feast Green, Stretham, CB6 3GL

CHEFFINS

Feast Green

Stretham,
CB6 3GL

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  2
  1

Guide Price £400,000

- Modern Detached Bungalow
- 2 Double Bedrooms (1 Ensuite)
- 22 Ft Long Lounge with Vaulted Ceiling
- Contemporary Kitchen
- Driveway & Good Size Rear Garden
- Attractive Open Views to Front Aspect
- Air Source Under Floor Heating
- Excellent Specification
- Freehold / Council Tax Band D / EPC Rating B

A modern detached bungalow with a most attractive view to the front across open countryside and situated within a quiet part of a highly regarded development. The property has a light and airy feel and comprises entrance hall, contemporary kitchen, spacious 22' lounge/dining room with vaulted ceiling, 2 double bedrooms (master with ensuite) and bathroom, together with driveway and good sized rear garden. The property has the benefit of Air Source under floor heating and has been finished to a high specification throughout. To be fully appreciated a viewing is highly recommended.





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.

ENTRANCE HALL

With door to front aspect, built-in cupboard, double doors to lounge, under floor heating.

KITCHEN

With double glazed window to front aspect giving an attractive view across countryside, stainless steel sink unit and drainer, fitted with a range of contemporary wall and base level storage units and drawers with matching work surfaces, integrated dishwasher, electric oven and induction hob, fridge/freezer, door to side aspect, under floor heating.

LOUNGE / DINING ROOM

With feature vaulted ceiling, double glazed French doors and glazed screens onto rear garden, under floor heating.

BEDROOM 1

With feature vaulted ceiling, glazed door and window onto rear garden, built-in wardrobes, television point, access to loft, under floor heating.

ENSUITE

With vaulted ceiling, walk-in shower, built-in WC and wash basin with storage beneath, tiled floor with

under floor heating, double glazed window to side aspect, heated towel rail.

BEDROOM 2

With double glazed window to front aspect with attractive view across countryside, under floor heating.

BATHROOM

With built-in WC and wash basin with storage beneath, panelled bath with shower above, double glazed window to front aspect, tiled floor with under floor heating, heated towel rail.

OUTSIDE

To the front of the property there is an open plan lawned garden and to the side there is a driveway providing vehicular off street parking. Gated pedestrian access leads into a good sized rear garden which has an extended area of paving leading onto a lawned garden with timber built storage shed.

AGENT NOTES

Tenure - freehold

Annual Service Charge - £381.50 for maintaining communal areas

Service Charge Review Period - tbc

Council Tax Band - D

Property Type - detached

Property Construction - standard construction

Number & Types of Room - Please refer to the floorplan

Square Footage - 953 according to the floorplan

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - mains

Heating sources - Air Source heat pump, under floor heating

Broadband Connected - yes

Broadband Type - fibre to the property with a speed of 36 Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk, 'voice' indoor is indicated to be limited for 2 out of the 4 main providers checked and limited for 1 out of the 4 main providers checked and 'data' is indicated to be limited for 3 out of the 4 main providers checked

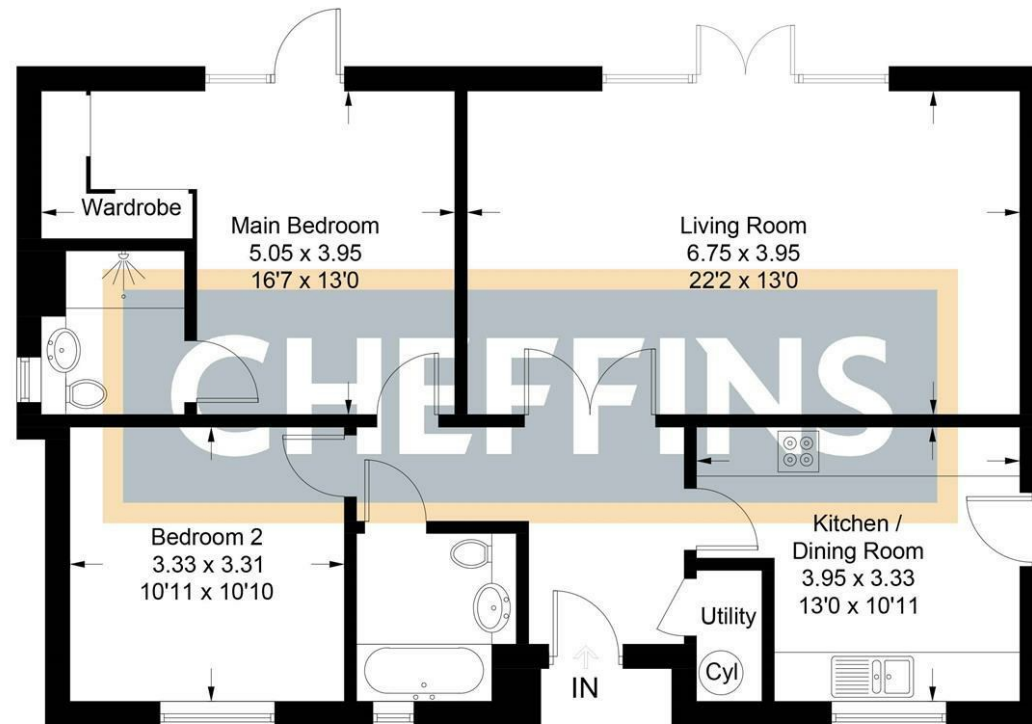
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1084671)

Energy Efficiency Rating	
Current	Potential
83	96
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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Local Authority - East Cambs District Council

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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.