



The Grove, Stretham, CB6 3NB

CHEFFINS

The Grove

Stretham,
CB6 3NB

- Beautifully Presented Detached Bungalow
- Updated Throughout
- 2 Double Bedrooms
- Refitted Kitchen & Shower Room
- Spacious Lounge / Dining Room
- Replacement UPVC Double Glazed Windows
- Driveway, Garage & Gardens
- Freehold / Council Tax Band C / EPC Rating D

A beautifully presented detached bungalow which has been comprehensively upgraded by the current owners. Accommodation comprises entrance hall, spacious lounge/dining room, conservatory, refitted kitchen and shower room and 2 double bedrooms. Outside there is a driveway, garage and well maintained west facing garden.

The property is situated in a cul de sac location and to be fully appreciated a viewing is highly recommended.



Guide Price £330,000





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.

ENTRANCE HALL

With door to front aspect, access to loft, built-in cupboard.

KITCHEN

With double glazed window to front aspect, refitted with a range of high gloss wall and base level storage units and drawers, matching work surfaces, built-in electric double oven, hob and extractor hood, plumbing for washing machine, oil fired central heating boiler,

LOUNGE / DINING ROOM

With decorative fireplace with stone surround, double glazed window to side aspect, 2 radiators, doors to:

CONSERVATORY

Of UPVC construction with patio doors onto garden, radiator.

BEDROOM 1

With double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM 2

With double glazed window to front aspect, fitted wardrobes, radiator.

SHOWER ROOM

Refitted with suite comprising shower cubicle, pedestal hand wash basin, low level WC, double glazed window to side aspect, 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 leading to a single garage with metal up and over door. Gated pedestrian access leads into a west facing rear garden which offers an excellent degree of privacy and consists of a well maintained lawn, flower beds and patio, together with a storage shed and the oil tank.

AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

The cul-de-sac is a private road. If ever a repair is needed to the road the property owner has a responsibility to contribute towards the cost.

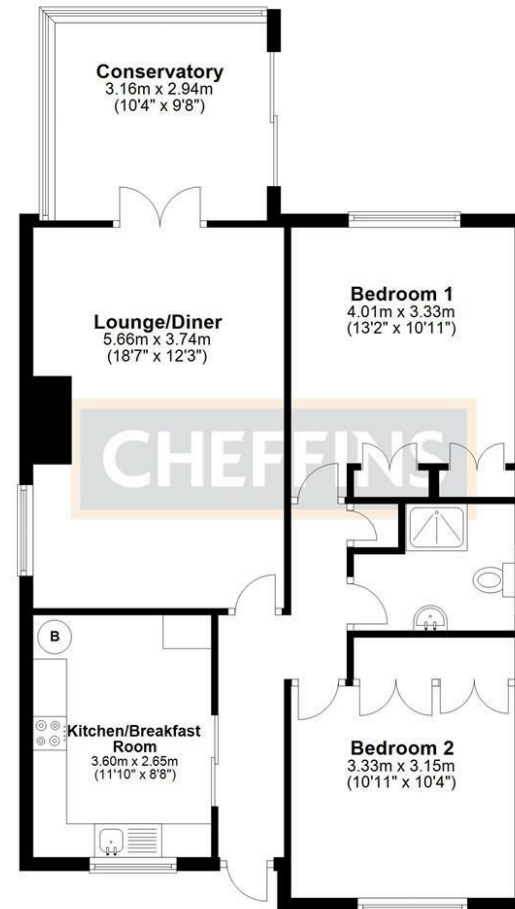
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor

Approx. 78.8 sq. metres (848.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(54-68)	D	58	
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £330,000

Tenure - Freehold

Council Tax Band - C

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.