



Andrews Close, Strettham, CB6 3NG

**CHEFFINS**

## Andrews Close

Stretham,  
CB6 3NG

- Well Presented Detached Bungalows
- 2 Bedrooms
- Refitted Kitchen & Bathroom
- Corner Plot with Private Garden
- Driveway & Garage
- Lounge & Dining Area
- Conservatory
- Freehold / Council Tax Band C / EPC Rating E

A well presented detached bungalow situated on a corner plot offering an excellent degree of privacy. Accommodation comprises entrance porch, entrance hall, lounge/dining room, refitted kitchen and shower room, 2 double bedrooms and conservatory, together with front and rear gardens, driveway and garage.

2 1 2

Guide Price £320,000





## 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 PORCH

Of brick and upvc construction with door to:

## ENTRANCE HALL

With access to loft, radiator.

## LOUNGE

With double glazed bay window to front aspect, window to side aspect, 2 radiators. Leading through to:

## DINING ROOM

With double glazed French doors to front aspect, radiator.

## KITCHEN

Refitted with a range of matching wall and base level storage units, work surfaces and drawers, sink unit and drainer, electric double oven and hob, plumbing for dishwasher, double glazed window and door to:

## CONSERVATORY

Of brick and upvc construction with double doors onto garden, radiator.

## BEDROOM 1

With fitted bedroom furniture including wardrobes, overhead storage and low level drawers,

double glazed window to rear aspect, radiator.

## BEDROOM 2

With fitted bedroom furniture including wardrobes and overhead storage, double glazed window to rear aspect, radiator.

## BATHROOM

Refitted with shower cubicle, low level WC, vanity inset wash basin, double glazed window to side aspect, heated towel rail.

## OUTSIDE

To the front of the property there is a gravelled driveway leading to a single garage with metal up and over door, light and power connected. Gated access leads to a front courtyard garden with personnel door leading into the single garage. This area of garden faces south and is paved providing a pleasant seating area. There is also the enclosed replacement oil fired boiler. To the side of the bungalow there is a covered verandah adjoining the conservatory and to the rear the garden offers an excellent degree of

privacy and is mainly lawned, together with established borders.

## AGENTS NOTE

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

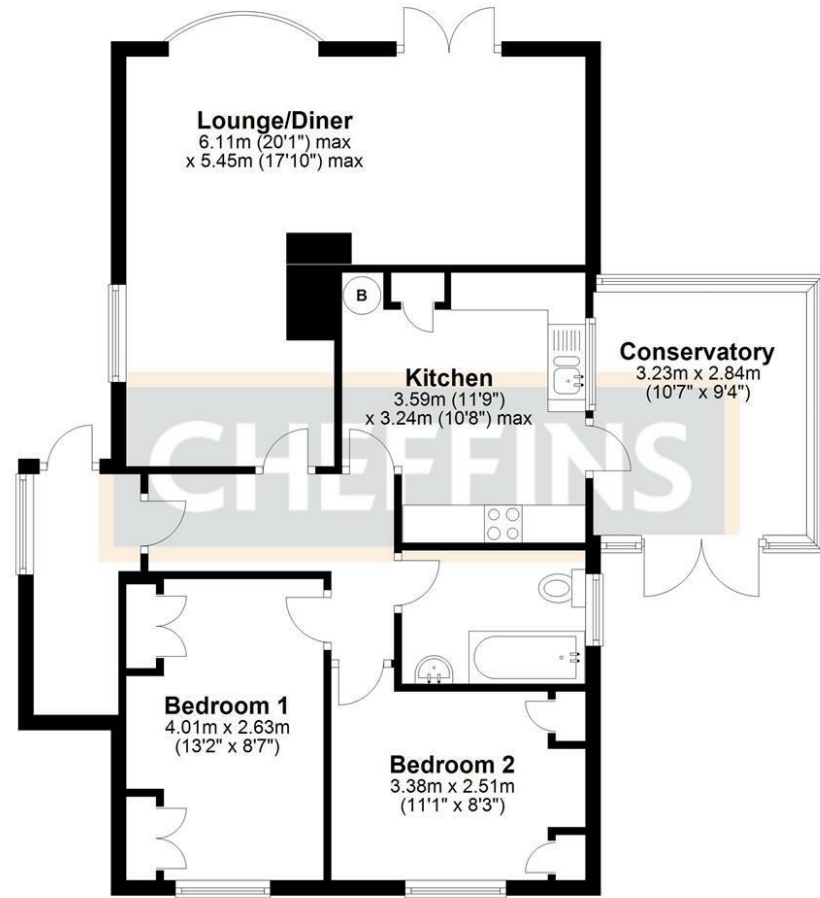
## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





**Ground Floor**  
Approx. 80.6 sq. metres (867.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>81</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 £320,000

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.