



High Street, Ely, CB6 3LD



High Street

Stretham, Ely,
CB6 3LD

- Link Detached Victorian Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Enclosed Rear Garden
- Village Location
- Freehold / EPC: E / Council Tax: Band C

Cheffins are delighted to offer this handsome, Victorian family home, located in the village of Stretham, located just over 4 miles to the City of Ely.

This gorgeous home offers impressive and spacious accommodation and includes a large entrance hall, a dual aspect lounge with multi fuel burner, a study / dining room, also with multi fuel burner, a kitchen / breakfast room with views over the garden, a ground floor cloakroom, 3 double bedrooms and a single bedroom plus a 3 piece family bathroom.

Outside the property is a small, walled front garden, whilst the rear offers an enclosed, mainly laid to lawn garden with paved patio and mature shrubs & trees, a timber shed and gated access to the front.

To fully appreciate all that is on offer and to appreciate the full features and character of this stunning building, an early viewing is highly recommended

4 1 2

Offers In Excess Of £400,000





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, stairs to first floor, radiator.

CLOAKROOM

With low level WC, wash hand basin, window to side aspect.

FAMILY ROOM / PLAY ROOM

With window to front aspect, radiator, log burner, access through to:

KITCHEN / DINING ROOM

Fitted with a bespoke range of 'country style' base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine, double sink with mixer tap, double Rangemaster oven, quarry tiled floor, radiator, window to rear aspect

LOUNGE

With windows to front and side aspects, log burner, radiator.

FIRST FLOOR SPLIT LEVEL LANDING

With window to rear aspect.

BEDROOM 1

With window to front aspect, radiator, built-in storage cupboard.

BEDROOM 2

With window to rear aspect, built-in storage cupboard, radiator.

BEDROOM 3

With window to front aspect, ornate fireplace, radiator.

BEDROOM 4 / OFFICE

With window to front aspect, radiator.

BATHROOM

With window to side aspect, low level WC, pedestal wash hand basin, panelled bath with shower attachment, radiator.

OUTSIDE

To the front of the property there is a garden containing mature shrubs and plants being enclosed by small brick wall and gate.

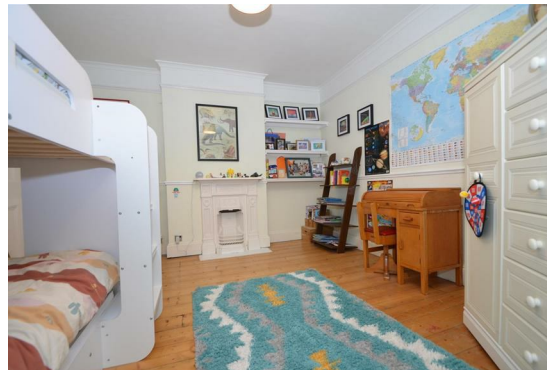
The rear garden is mainly laid to lawn with paved patio, mature shrubs and trees to borders and timber shed.

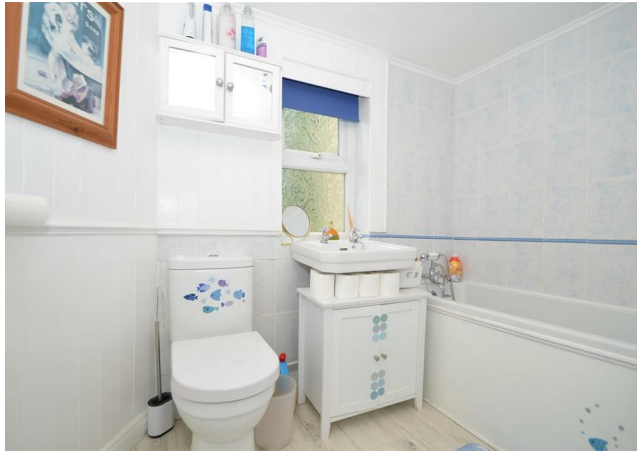
AGENTS NOTE

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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



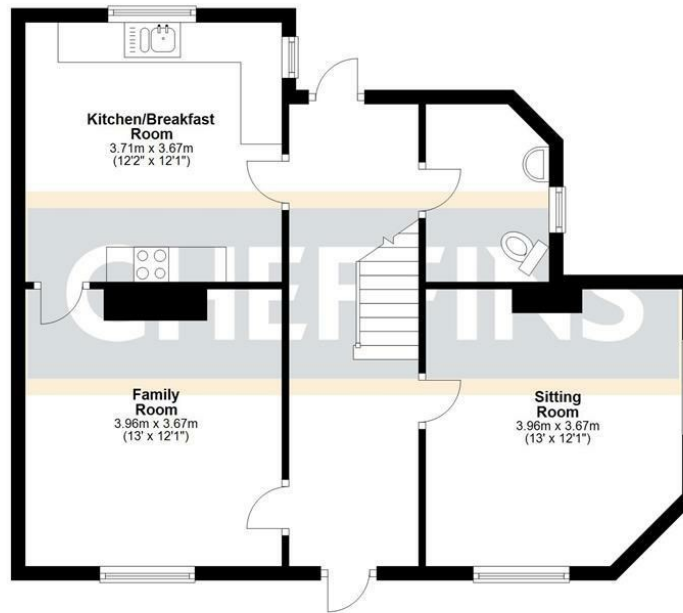




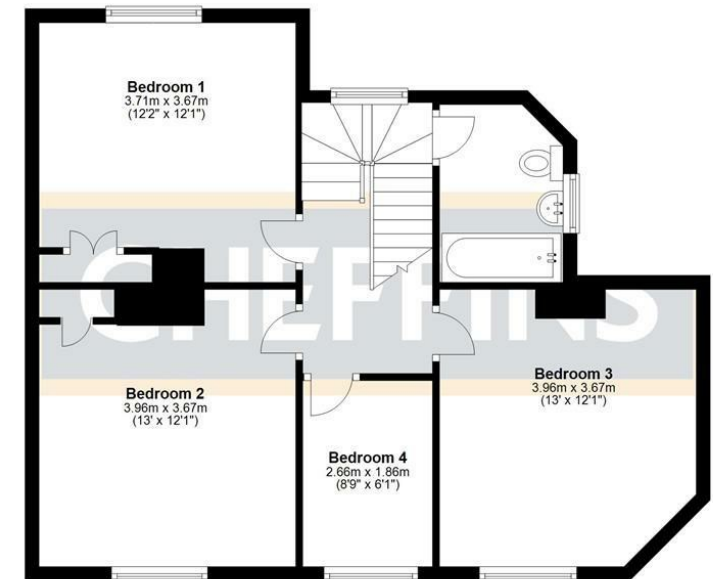
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Offers In Excess Of £400,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambridgeshire
 District Council

Ground Floor
 Approx. 60.6 sq. metres (652.3 sq. feet)



First Floor
 Approx. 60.6 sq. metres (652.2 sq. feet)



Total area: approx. 121.2 sq. metres (1304.5 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.