Short Road, Stretham, CB6 3LS

CHEFFINS

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Stretham,
CB6 3LS

4 1 2

£510,000

- Spacious Detached home overlooking Recreation Ground to the front
- 4 Bedrooms
- Lounge / Dining Room and Study
- Gardens. Driveway and Garage
- Highly regarded location
- No upward chain
- FREEHOLD / COUNCIL TAX E / EPC TBC

An individual and spacious detached house over looking the village Recreation Ground at the front and offered for sale with no upward chain.

Accommodation comprises on the ground floor; Entrance Hall, Shower Room, Kitchen / Breakfast Room, spacious Lounge / Dining Room which can be separated in to two rooms and Conservatory and Study. On the first floor there are 4 Bedrooms and the Bathroom.

Outside there are well maintained gardens, spacious driveway and garage.

The property would benefit from some updating however due to the spacious accommodation and location it represents an ideal family home.

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. The property is ideally situated for access to The popular National Trust Wicken Fen and Kingfisher Nature Reserve which are situated approximately 4.5 miles

ENTRANCE HALL
With door and large picture windows to front aspect, open tread staircase, door to garage and radiator.

SHOWER ROOM
With shower cubicle, pedestal handwash basin, low level WC, window to side aspect and radiator.

KITCHEN / BREAKFAST ROOM
With double glazed window to rear and side aspects and door to outside, fitted with a range of matching wall and base level storage units and drawers together with matching worksurfaces and breakfast bar, built in electric double oven and hob, plumbing for washing machine and dishwasher, oil fired central heating boiler, shelved pantry and further built in cupboard and radiator.

LOUNGE / DINING ROOM
This room is currently used for one open space however it could be divided into two rooms. Electric fire and tiled surround. television point, two double glazed windows to rear aspect and two radiators.

CONSERVATORY
UPVC Construction with doors on to rear garden.

FIRST FLOOR LANDING
With double glazed window to front aspect giving a view towards the Recreation Ground, airing cupboard housing a water cylinder and further built in double cupboard, access to loft and radiator.

BATHROOM
With double glazed window to side aspect, low level WC, pedestal hand wash basin and panelled bath with shower above.

BEDROOM 1
Double glazed window to rear aspect, two pairs of built in wardrobes, dressing table and radiator.

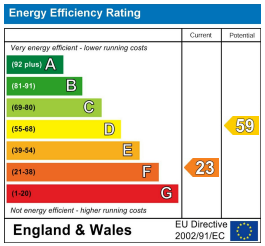
BEDROOM 2
Double glazed window to rear aspect, built in double wardrobe and radiator.

BEDROOM 3
Double glazed window to rear aspect, built in double wardrobe and radiator.

BEDROOM 4
Double glazed window to front aspect looking towards the Recreation Ground and radiator.

OUTSIDE
To the front of the property there is a well maintained lawned garden and driveway providing ample off-street parking. There is also a single garage with electric up and over door and personal door into the house. Gated pedestrian access leads to rear garden which offers an excellent degree of privacy and is mainly laid to lawn with planted borders.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



£510,000

Tenure - Freehold

Council Tax Band - E

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: https://www.gov.uk/stamp-duty-land-tax.

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

25 Market Place, Ely, CB7 4NP I 01353 654900 I cheffins.co.uk

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.