



Akeman Close, Ely, CB6 3JR

CHEFFINS

Akeman Close

Stretham, Ely,
CB6 3JR

- Ideal First Time Buy
- 2 Bedroom Semi Detached Home
- Off Road Parking For 3 to 4 Cars
- Outbuilding Formerly A Garage
- 2 Double Bedrooms
- Freehold / Council Tax B / EPC E

Cheffins are delighted to offer to the market this well presented two Bedroom Semi Detached Home located in the village of Stretham.

The property offers an Entrance Hallway, Lounge with access to the Garden, Kitchen at the front. On the first floor there are two double Bedrooms and a fitted three piece Bathroom completing the accommodation.

Outside the property there is a driveway to the side providing off road parking for 3 to 4 cars, whilst the rear offers a mainly laid to lawn garden with paved patio, wildlife pond, gated access and a Garden Room (formerly a Garage).

To fully appreciate all that this property has to offer an early viewing is highly recommended.

2 1 1

Guide Price £290,000





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

Door to front, stairs leading to the first floor, understairs storage cupboard and radiator.

LOUNGE

Doors to the rear providing access to the Garden, window to the rear and a radiator. The room offers ample space for a dining table or a work-from-home desk.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, ceramic sink with mixer tap over, tiled splashbacks, space for a single oven with extractor hood over, space for fridge freezer, plumbing for washing machine, radiator, boiler and window to the front.

FIRST FLOOR LANDING

Airing cupboard and loft access.

BEDROOM 1

Window to the rear, radiator and fitted wardrobes.

BEDROOM 2

Window to the front and a radiator.

BATHROOM

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, L-shaped bath with shower over and shower screen. Window to the front, heated towel rail and extractor fan.

OUTSIDE

To the front there is a small front garden with a path leading to the front door, featuring a mature cherry blossom tree. A driveway providing off road parking for 3 to 4 cars.


The rear Garden is mainly laid to lawn with a new paved patio, mature shrubs and trees to the borders, including a willow tree over the wildlife pond. Additional features include a timber shed, LPG tank and gated access to the side

The Garage is currently used as a gym with power and light connected with two double glazed windows and a door leading to the Garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £290,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - East Cambs District Council



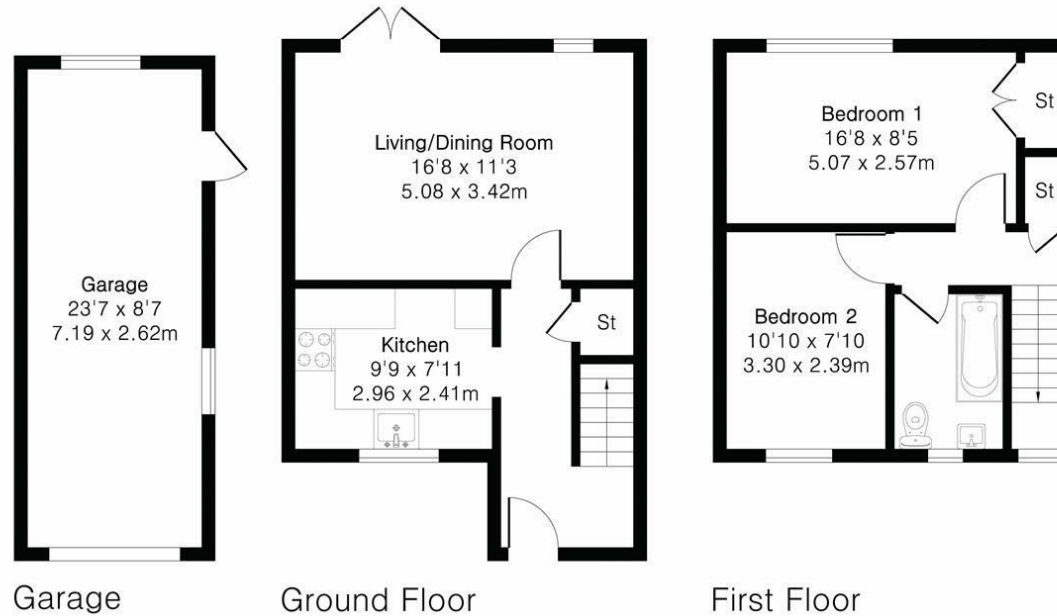


**Approximate Gross Internal Area 684 sq ft - 63 sq m
(Excluding Garage)**

Ground Floor Area 358 sq ft – 33 sq m

First Floor Area 326 sq ft – 30 sq m

Garage Area 203 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.


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