St. James Close, Stretham, CB6 3ND

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# St. James Close

Stretham,
CB6 3ND

4 2 2

## Offers In Excess Of £375,000

- Detached Family Home
- In Need of Modernising
- 4 Bedrooms (1 Ensuite)
- 2 Reception Rooms,
- Driveway & Double Garage
- Gardens
- No Upward Chain
- Freehold / Council Tax Band E / EPC Rating E

Cheffins offer to the market the potential to create something special with this 'Dutch Barn Style' detached home located in the popular village of Stretham.

The property offers plenty of opportunity for a new owner to create their perfect home and offers generous accommodation across 2 floors to include a large entrance hall, ground floor cloakroom, kitchen, separate utility room, dining room, living room, 4 bedrooms with bedroom 1 benefitting from an ensuite shower room plus a family bathroom to complete the internal accommodation.

Outside the property is a generous front garden which is mainly laid to plants, trees and shrubs with a driveway to the side provides off road parking and leading up to a double garage. The rear offers an enclosed mainly laid to lawn garden with gated access.

This property is further benefitted from being offered for sale with no upward chain and is available to view by appointment only.

## 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, storage heater, radiator, stairs rising to the first floor, fitted shelving under stairs.

**CLOAKROOM**
Fitted with a 2-piece suite comprising low level WC, and wash hand basin, window to side (single glazed with secondary glazing unit). radiator.

**KITCHEN**
With a range of base and wall units, cupboards and drawers with worksurfaces over, stainless steel sink with mixer tap, space for single oven with extractor hood over, floor mounted boiler, radiator, space for under counter fridge, serving hatch through to the dining room, window to rear (single glazed with secondary glazing unit), leading through to:

**UTILITY ROOM**
With space for fridge/freezer, plumbing for washing machine, door to side providing access to the front of the house, window (single glazed with secondary glazing unit), full height cupboard.

**DINING ROOM**
With window to rear (single glazed with secondary glazing unit), radiator.

**LIVING ROOM**
A dual aspect room with box window to front with secondary glazing, upvc double glazed French doors to rear leading into the garden, 2 radiators (one currently not working), brick chimney, 2 wall lights (not currently working).

**FIRST FLOOR LANDING**
With window to front (single glazed with secondary glazing unit), storage heater, airing cupboard housing hot water tank, access to loft.

**BATHROOM**
Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment and screen, window to front (single glazed with secondary glazing unit), radiator, partially tiled walls.

**BEDROOM 1**
With window to rear (single glazed with secondary glazing unit), radiator, built-in double wardrobe.

**ENSUITE**
Fitted with a 3-piece suite comprising low level WC,, pedestal wash hand basin, shower cubicle, radiator, window to side (single glazed with secondary glazing unit).

**BEDROOM 2**
A dual aspect room with windows to rear and side (single glazed with secondary glazing unit), radiator.

**BEDROOM 3**
With window to rear (single glazed with secondary glazing unit), radiator, built-in double wardrobe.

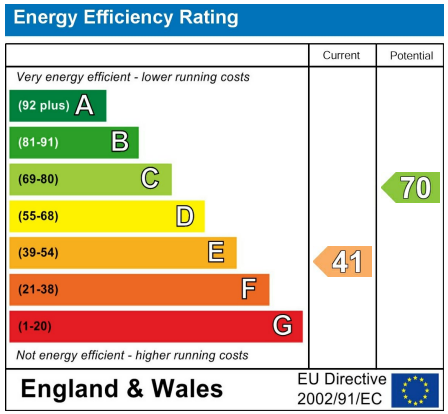
**BEDROOM 4**
With window to front (single glazed with secondary glazing unit), built-in double wardrobe, fitted shelving, radiator.

**OUTSIDE**
To the front there is a mature garden mainly laid to shrubs, plants and trees. A double driveway provides off road parking for 2 cars and leads to a double garage with double door, power and light connected and door to side providing access into the garden.

The rear garden has been mainly laid to lawn with mature shrubs, plants and trees to borders, concrete patio with timber pergola, oil storage tank and gated access to front. There is a further garden area to the side of the property which has previously been used as a vegetable patch.

**AGENTS NOTE**
The property is responsible to pay one sixth of the access road maintenance costs as and when they are required.

**VIEWING ARRANGEMENTS**
Strictly by appointment with the Agents.



Offers In Excess Of £375,000
Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambs District Council

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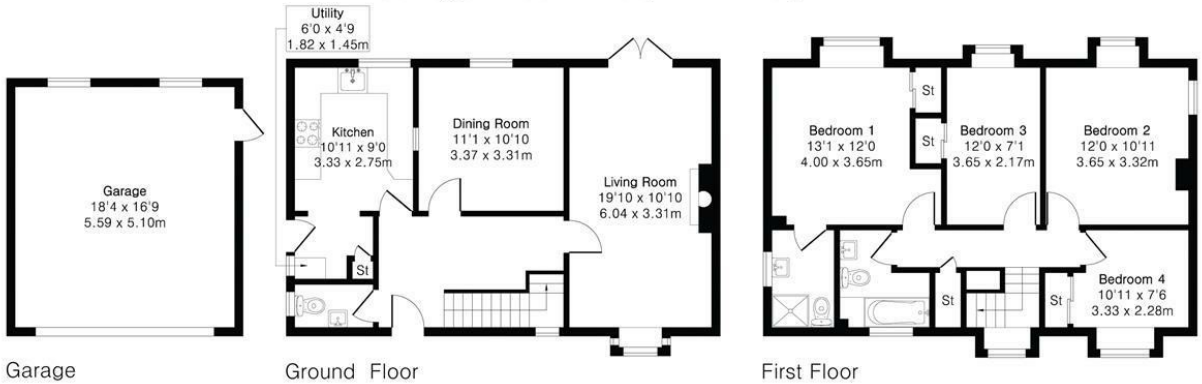
**Approximate Gross Internal Area 1295 sq ft - 120 sq m**
**(Excluding Garage)**

Ground Floor Area 635 sq ft – 59 sq m
First Floor Area 660 sq ft – 61 sq m
Garage Area 307 sq ft – 29 sq m




PINK PLAN

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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