



Plantation Gate, Stretham, Ely, Cambridgeshire CB6 3JX

www.pocock.co.uk



Plantation Gate, Stretham, Ely, Cambridgeshire, CB6 3JX

An established semi detached property situated within a no through-road position offering three bedrooms, open plan kitchen/dining room, living room, two bathrooms, ample off-road vehicular parking and generous garden.

- Entrance Porch & Hallway
- Kitchen/Diner
- Lounge
- Downstairs Cloakroom
- Three Bedrooms
- Bathroom & Shower Room
- Double Glazing & Oil Fired Heating
- Off Road Parking
- Front & Rear Gardens
- Roof Fitted with Solar Panels

Guide Price: £340,000



STRETHAM is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

ENTRANCE PORCH Door to front aspect and built-in storage.

INNER HALL French doors to rear garden and stairs to first floor.

CLOAKROOM With low level WC, wash hand basin and double glazed window to rear aspect.

KITCHEN/DINING ROOM 19'0" x 10'7" (5.80 m x 3.22 m)
With double ceramic sink fitted with a range of matching units including wall units and base units and drawers. Space for cooker with extractor hood above, plumbing for utilities and space for fridge/freezer. Double glazed window to front and side aspect and door leading to rear garden.

LOUNGE 19'0" x 11'5" (5.80 m x 3.48 m) Feature log burning stove, double glazed window to front aspect and radiator.

FIRST FLOOR LANDING With double glazed window to rear aspect and built in storage cupboard.

BEDROOM ONE 11'11" x 11'5" (3.63 m x 3.47 m) Double glazed window to front aspect, radiator and built in wardrobe.

BEDROOM TWO 11'7" x 11'5" (3.54 m x 3.47 m) Double glazed window to rear aspect, radiator and built in wardrobe.

BEDROOM THREE 10'0" x 8'11" (3.06 m x 2.73 m) Double glazed window to front aspect, radiator and built in storage cupboard.

BATHROOM Panelled bath, low level WC, wash hand basin and double glazed window to side aspect.

SHOWER ROOM Shower cubicle, low level WC, wash hand basin and double glazed window to rear aspect.

EXTERIOR To the front of the property you will find ample off road vehicular parking. Landscaped front garden consisting of a variety of plants and shrubs. The secluded rear garden offers a good level of privacy with mature trees.

AGENTS NOTE

Roof fitted with solar panels.





Total area: approx. 102.9 sq. metres (1107.3 sq. feet)

Tenure The property is Freehold

Council Tax Band C

EPC C (78/86)

Viewing By Arrangement with Pocock & Shaw
 Tel: 01353 668091
 Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7515

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

26 High Street, Ely, Cambridgeshire, CB7 4JU

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

