



16 Sennitt Way, Stretham  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£265,000

# 16 Sennitt Way

Stretham, Ely

Offered for sale with no upward chain this modern end of terrace comprises entrance hall, cloakroom, kitchen, spacious lounge/dining room, two large double bedrooms and bathroom. Outside there is a private rear garden, driveway and carport.

The property is located within a small development, benefits from UPVC double glazing and electric radiator heating and is an ideal first time buy.

Viewing recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modern End Terrace
- 2 Double Bedrooms
- Spacious Lounge/Dining Room
- Private Rear Garden
- Driveway & Carport
- Quiet Cul-De-Sac
- No Upward Chain
- Ideal First Time Buy





### Entrance Hall

With door to front, stairs to first floor, radiator.

### Cloakroom

With low level WC, wash basin, radiator.

### Kitchen

With double glazed window to front, fitted with a range of wall and base level units, drawers and worksurfaces, built in electric oven, hob and extractor hood, sink unit and drainer, plumbing for washing machine and space for tumble dryer, breakfast bar.

### Lounge/Dining Room

With double glazed patio doors to rear, understairs cupboard, radiator.

### Landing

### Bedroom 1

With double glazed window to rear, cupboard housing the hot water cylinder, radiator.

### Bedroom 2

With double glazed window to front, radiator.

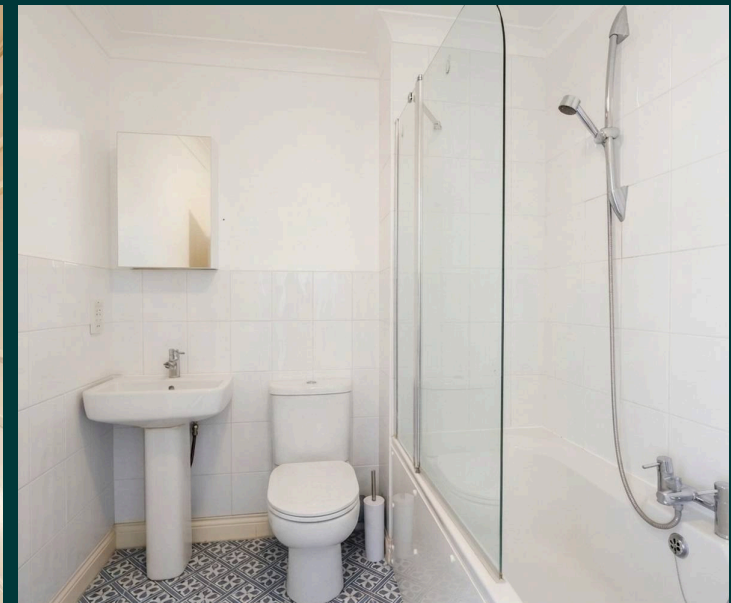
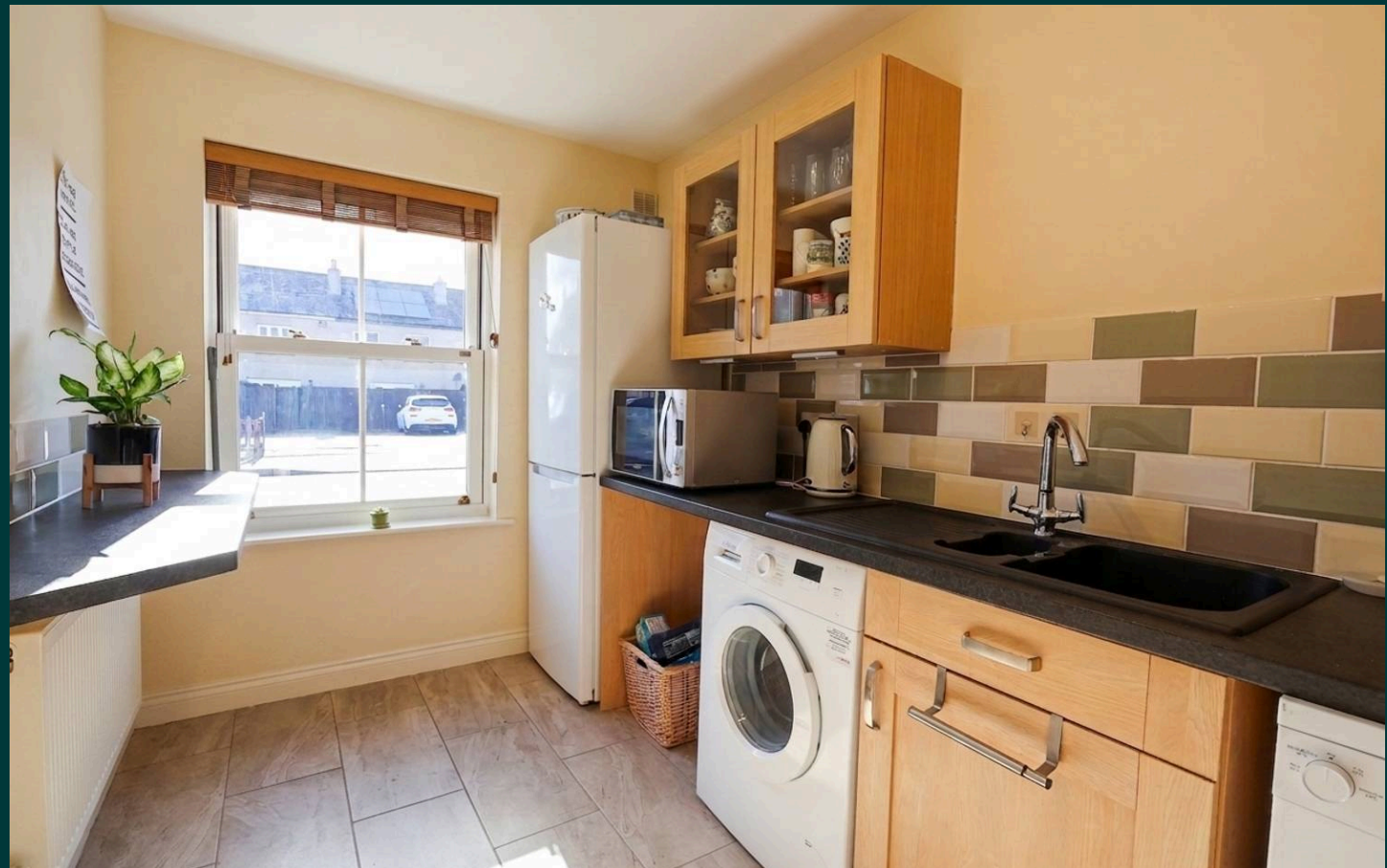
### Bathroom

With low level WC, wash basin, panelled bath with shower from the taps, heated towel rail.

### Outside

To the rear of the house is a garden providing excellent privacy and consisting of an extended patio and planted beds. Gated pedestrian access leads to the parking area.

To the side of the house is a driveway leading beneath a carport providing off street parking

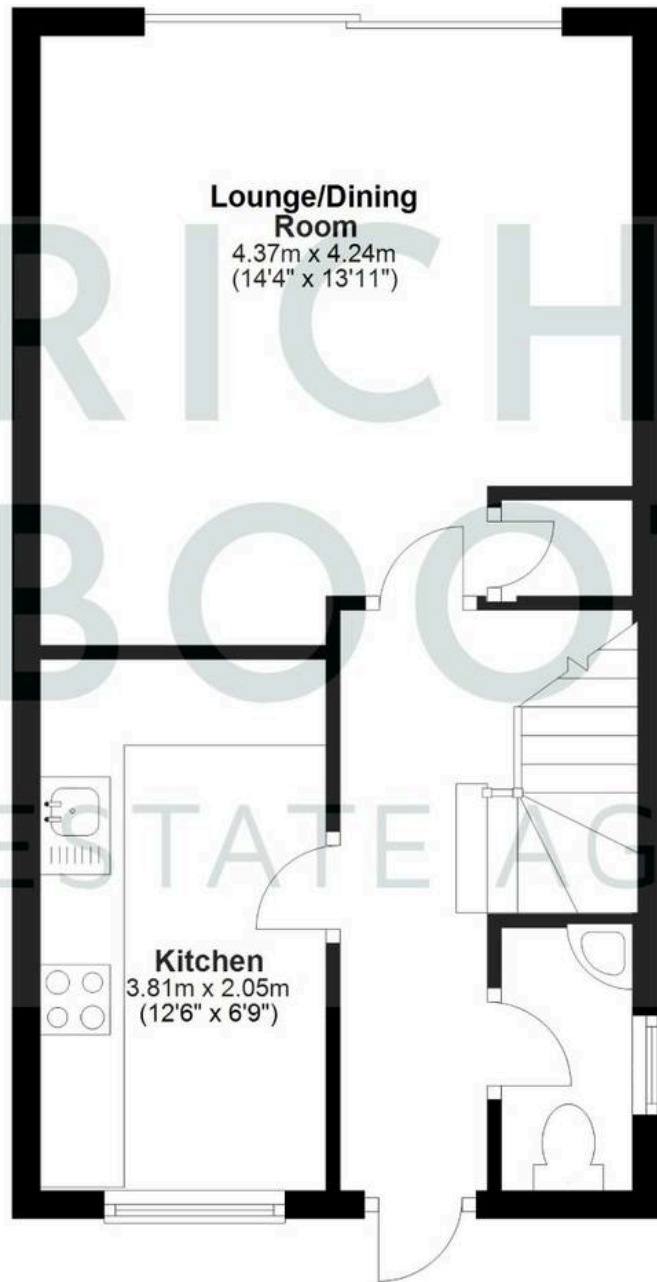






### Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



#### Lounge/Dining Room

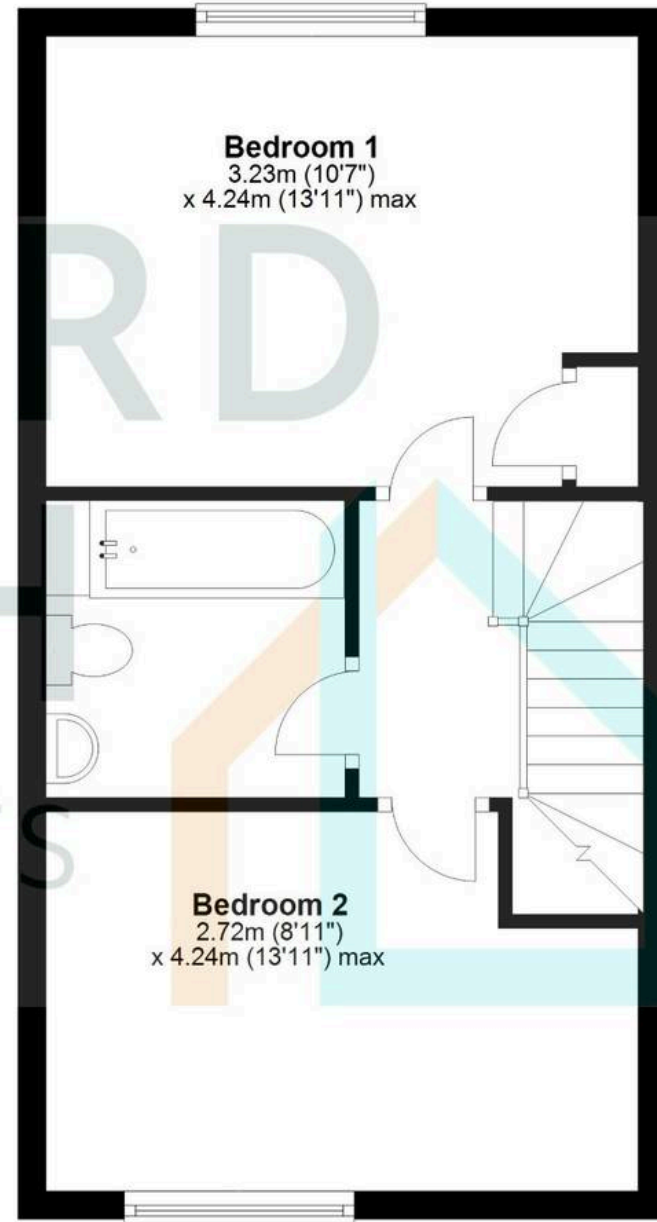
4.37m x 4.24m  
(14'4" x 13'11")

#### Kitchen

3.81m x 2.05m  
(12'6" x 6'9")

### First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



#### Bedroom 1

3.23m (10'7")  
x 4.24m (13'11") max

#### Bedroom 2

2.72m (8'11")  
x 4.24m (13'11") max

Total area: approx. 70.2 sq. metres (756.1 sq. feet)



## Richard Booth Estate Agents

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