



Akeman Close, Stretham, CB6 3JR

CHEFFINS

Akeman Close

Stretham,
CB6 3JR

3 2 2

Guide Price £350,000

- Beautifully Presented Semi Detached House
- Thoroughly Refurbished in 2025
- 3 Bedrooms
- Downstairs Shower Room & First Floor Bathroom
- Living Room, Dining Room & Office/Utility
- Modern Fitted Kitchen
- Enclosed Garden to Rear with Field Views
- Generous Parking Off Road
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are delighted to market this beautifully presented semi detached home which was thoroughly refurbished in 2025, situated in the popular village of Stretham.

Accommodation comprises entrance hall, kitchen, dining room, living room, office/utility and shower room on the ground floor, whilst on the first floor there are 3 bedrooms and a family bathroom.

Outside the property benefits from ample parking to the front and a fully enclosed garden to rear having views across open fields.

The property is also being sold with the added benefit of no upward chain and internal viewing is highly recommended.





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 front entrance door, stairs rising to the first floor, under stairs storage cupboard, LVT flooring, radiator, opening through to:

LIVING ROOM

With double glazed window to rear, French doors leading out to the patio, continued flooring, radiators.

DINING ROOM

With double doors leading through to the utility/office, opening to lounge, door to downstairs shower room, continued flooring.

DOWNSTAIRS SHOWER ROOM

With frosted double glazed window to front, low level WC, wash hand basin with mixer tap and storage below, shower cubicle with complete tiled splashback surrounding, extractor fan.

OFFICE / UTILITY

With spotlights, double glazed window to rear and French doors to side, radiator, continued flooring, fitted storage cupboards with utility section having plumbing for a washing machine and tumble drier.

KITCHEN

With modern wall and base units, integrated appliances including 4-ring hob with extractor fan, oven and grill, fridge/freezer and dishwasher, sink unit with mixer tap, double glazed window to front, continued flooring, spotlights. Opening through to:

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

With double glazed window to front, Juliet balcony to rear, radiator.

BEDROOM 2

With built-in wardrobes, double glazed window to rear, radiator.

BEDROOM 3

With double glazed window to front, radiator,

BATHROOM

With side panelled bath tub, wash hand basin with storage under, tiled splashback, low level WC, opaque double glazed window to the front, full length heated towel rail, spotlights.

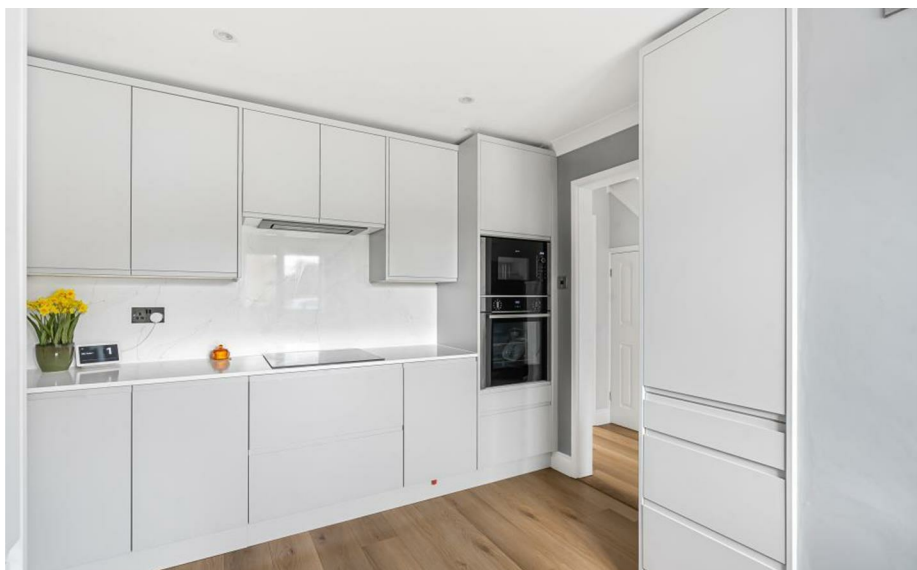
OUTSIDE

To the rear of the property there is a landscaped garden which is laid to lawn with patio section, raised bedding, timber built storage shed, metal bike shed and the oil storage tank. There is a low level fence to the rear boundary allowing field views and rear gated access leading to a public footpath for the field.

To the front of the property there is generous block paved parking.

VIEWING ARRANGEMENTS

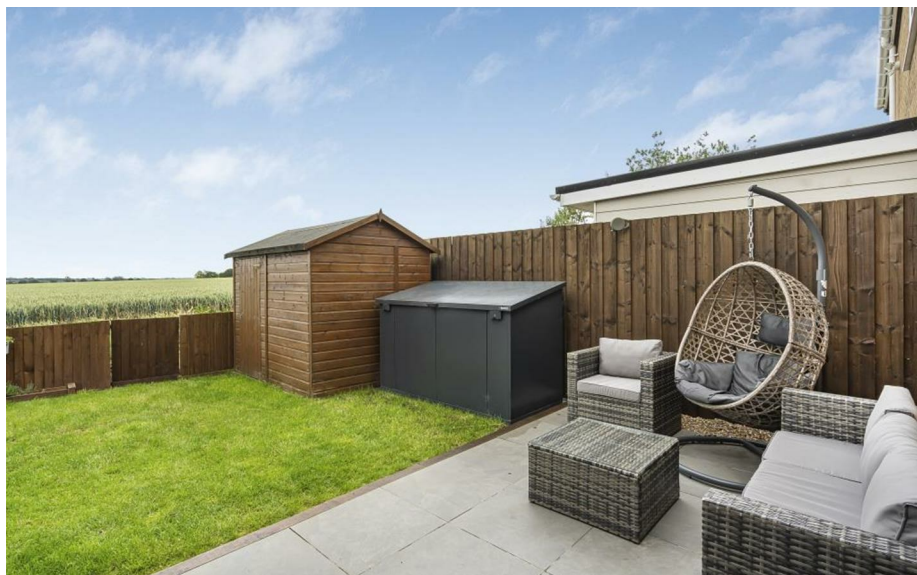
Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



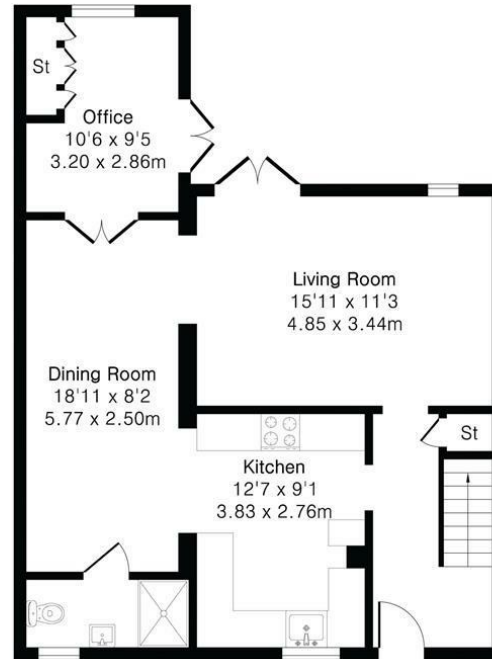
Guide Price £350,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council



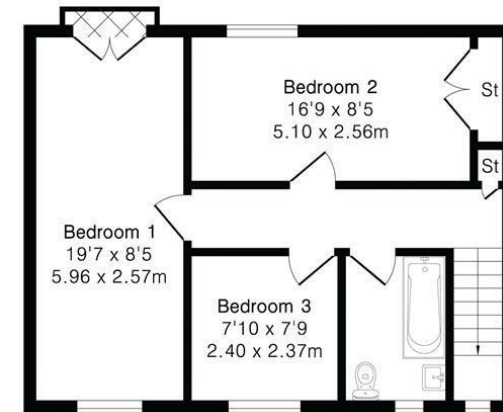
Approximate Gross Internal Area 1179 sq ft - 110 sq m

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 491 sq ft – 46 sq m



Ground Floor



First Floor



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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