



Reads Street, Ely, CB6 3JT

CHEFFINS

Reads Street

Stretham, Ely,
CB6 3JT

- 3 Bedroom House With 1 Bedroom Annex
- Detached
- 3 Ensuites To Main House
- Freehold / Council Tax Band A & C / EPC Rating D

Cheffins are offering to the market this unique 3 bedroom house with 1 bedroom annex attached in the popular village of Stretham.

The main house offers a kitchen, living room, conservatory, cloakroom along with 3 bedrooms to the first floor all benefiting with their own ensuites; whilst the annex offers open plan living, bathroom and bedroom. Outside there is a mainly laid to lawn garden whilst the annex offers a low maintenance patioed garden.

To full appreciate what's on offer, an early viewing is highly recommended.

 4  4  3

Guide Price £395,000





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.

21B**ENTRANCE HALLWAY**

With door to front, radiator.

OPEN PLAN KITCHEN / LIVING / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap over, space for oven with extractor fan over, space for fridge, space for washing machine, window to front and either side, sliding doors providing access to the garden, radiator, boiler.

BEDROOM

With windows to front, radiator, built-in wardrobe.

BATHROOM

Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator.

OUTSIDE

Fully enclosed, laid patio garden with shed and additional storage.

21C**ENTRANCE HALLWAY**

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

CLOAKROOM

Fitted with a two-piece suite comprising low level

WC, wash hand basin, frosted window to front, electric fuse box.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, space for oven with extractor fan over, space for washing machine, additional island storage, window to rear and side, radiator.

LIVING ROOM

With window to front, two radiators. Sliding doors leading to...

CONSERVATORY

With doors providing access to the garden.

FIRST FLOOR LANDING

With window to front, radiator, airing cupboard.

BEDROOM 1

With window to front, radiator built-in wardrobe. Door leading to...

ENSUITE

Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator, opaque window to rear.

BEDROOM 2

With window to rear, radiator. Door leading to...

ENSUITE

Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator, opaque window to rear.

BEDROOM 3

With window to front, radiator, built-in wardrobe, loft hatch. Door leading to...

ENSUITE

Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator, opaque window to rear.

OUTSIDE

Mainly laid to lawn, fully enclosed rear garden with oil tank.

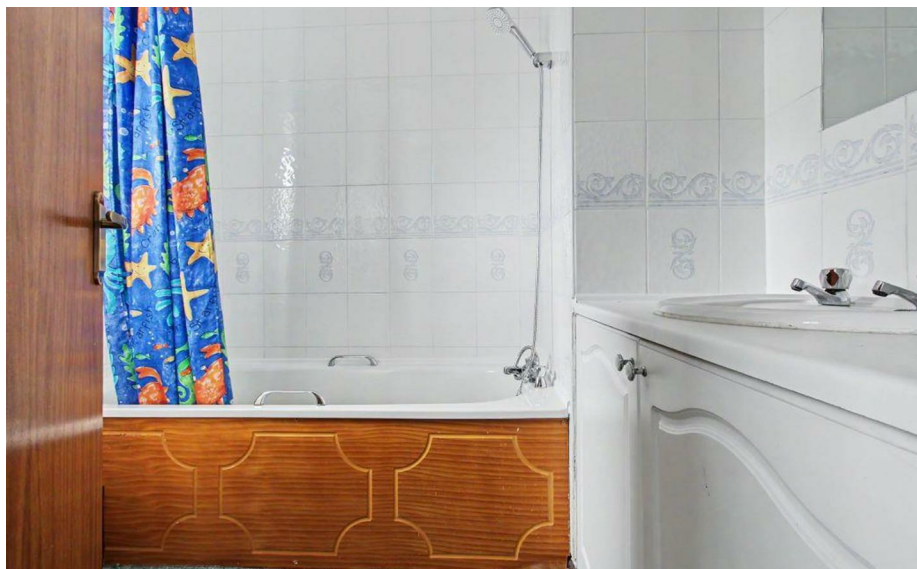
AGENTS NOTE

Please note that the current land registry is under a single title for 21A, B and C. The vendor has informed is that this will be separated once a sale has been agreed. The EPC contained within these sales particulars relates to number 21b.

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		
(55-68) D		
(39-54) E	55	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £395,000
 Tenure - Freehold
 Council Tax Band: 21C - C / 21B - A
 Local Authority - East Cambs District Council

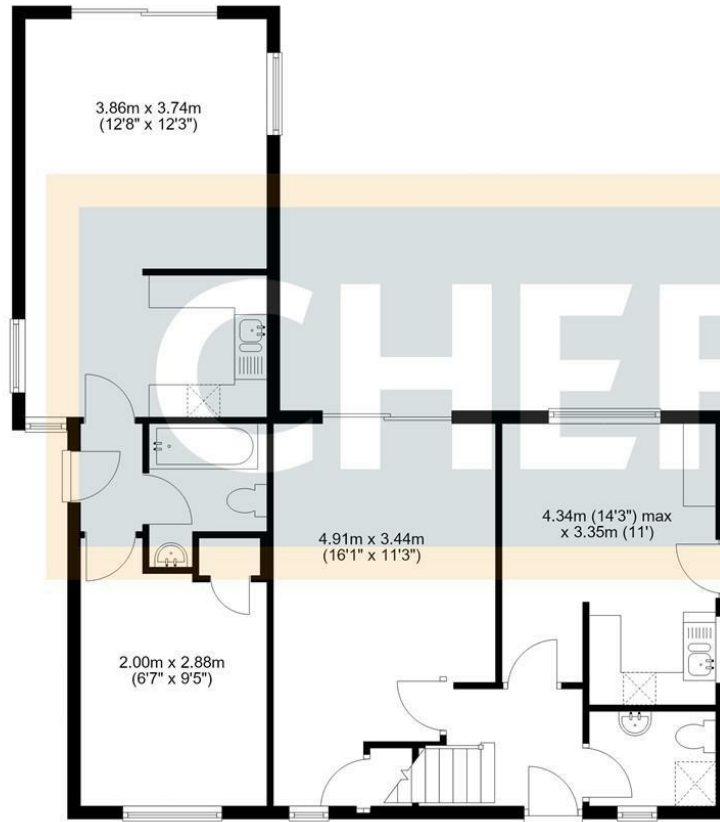






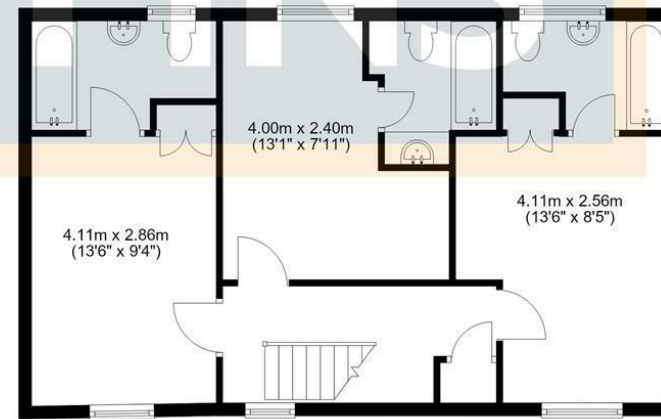
Ground Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



Total area: approx. 139.6 sq. metres (1502.5 sq. feet)

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.

