



Reads Street, Stretham, Ely, Cambridgeshire CB6 3JT

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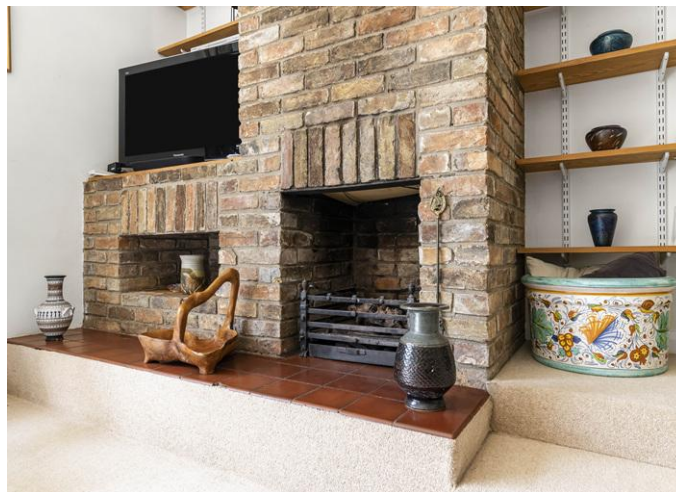


Reads Street, Stretham, Ely, Cambridgeshire CB6 3JT

A substantial detached family home offering three bedrooms, two reception rooms and double garage with scope for further improvement. The property is offered to the market with the advantage of no onward chain. Viewing recommended.

- Spacious Entrance Hall
- Living Room/Family Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom/Shower Room
- Three Double Bedrooms (One with En-Suite)
- Family Bathroom
- Off Road Parking & Double Garage
- Enclosed Rear Garden
- No Onward Chain

Guide Price: £425,000



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 HALL with door and frosted glass window to front aspect, staircase rising to first floor with understairs storage area.

CLOAKROOM/SHOWER ROOM with shower, low level WC and wash hand basin. Window to front aspect. Radiator.

LIVING ROOM/FAMILY ROOM 25'2" x 15'5" (7.67m x 4.69m) Dual aspect room with double glazed window to front aspect, patio doors to rear garden, feature fireplace with two distinct spaces and two radiators.

DINING ROOM 10'4" x 10'0" (3.14 m x 3.05 m) with double glazed window to rear aspect, radiator and door through to:-

KITCHEN/BREAKFAST ROOM 13'11" x 9'11" (4.24m x 3.02m) Fitted with a range of matching units, including wall mounted units, base units and drawers, inset 1 & 1/4 stainless steel single drainer sink unit, electric oven, gas hob, plumbing for utilities, radiator and double glazed window to rear aspect. Door to:-

UTILITY ROOM 8'11" x 7'3" (2.72 m x 2.21 m) with double glazed window and stable style door to rear garden, door into double garage, inset double sink unit, updated oil fired boiler.

FIRST FLOOR LANDING with window to front aspect, radiator, airing cupboard housing the hot water tank and loft access with drop down ladder.

BEDROOM ONE 15'5" x 14'3" (4.69 m x 4.35 m) with fitted built-in wardrobe, double glazed window to rear aspect, radiator.

BEDROOM TWO 15'5" x 10'6" (4.70 m x 3.21 m) with double glazed window to front aspect. Built-in wardrobe and radiator.

BEDROOM THREE 10'7" x 9'11" (3.23 m x 3.02 m) with double glazed window to rear aspect. Radiator. Door leading to:-

EN-SUITE SHOWER ROOM with shower cubicle, low-level WC and wash hand basin.

FAMILY BATHROOM Five piece suite with corner bath, shower cubicle, low-level WC, wash hand basin and bidet. Double glazed window to rear aspect and radiator.

EXTERIOR To the front of the property is a covered porch and a gravel driveway, which in turn leads to the double garage, and provides ample off-road vehicle parking. Garage houses the updated oil fired boiler. To the rear is a private enclosed garden which is predominantly laid to lawn with a paved patio and additional space either side, useful for storage.

Tenure - The property is Freehold

Council Tax - Band F **EPC** D (59/65)

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

Ref CWH-7280





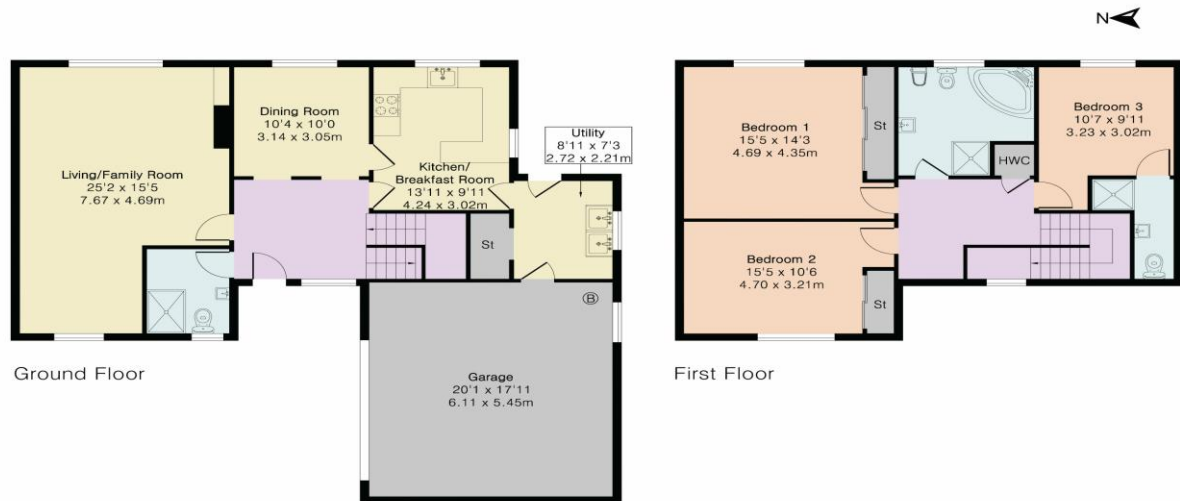
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



**Approximate Gross Internal Area 2031 sq ft - 189 sq m
(Including Garage)**

Ground Floor Area 1234 sq ft – 115 sq m

First Floor Area 797 sq ft – 74 sq m



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.

Pocock + Shaw