High Street, Stretham, Ely, Cambridgeshire CB6 3JQ

Pocock + Shaw

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A charming extended detached cottage situated within the heart of this popular village, recently modernised by the current owners with the addition of an outside office.

- Charming Detached Cottage
- Two Reception Rooms
- Recently Refurbished Kitchen
- Ground Floor Shower Room
- Two Bedrooms
- Driveway Parking
- Enclosed Rear Garden
- Outside Office

Guide Price: £325,000

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 feature brick flooring, staircase rising to first floor with under stairs storage cupboard

STUDY 11'3" x 7'6" (3.43 m x 2.28 m) With window to front aspect, built-in storage cupboards.

LOUNGE/DINING ROOM 20'4" x 13'0" (6.19 m x 3.97 m) With two windows to side aspect and newly fitted electric radiator.

KITCHEN 13'0" x 9'3" (3.97 m x 2.83 m) Recently refurbished and fitted with a matching range of wall mounted and base units with drawers, work surfaces over and feature tiled splahsbacks. Single drainer sink unit with mixer tap. Fitted electric oven, pull out pantry drawer, integral fridge freezer, dishwasher and plumbing for washing machine. Door to rear garden and windows to side and rear aspects.

CLOAKROOM/STORAGE CUPBOARD With window to front aspect.

GROUND FLOOR SHOWER ROOM Fully tiled suite comprising walk-in shower cubicle, low level WC and pedestal wash hand basin. Window to rear.

FIRST FLOOR LANDING

BEDROOM ONE 11'7" x 11'6" (3.52 m x 3.50 m) Dual aspect with windows to front and rear. Built-in wardrobes.

BEDROOM TWO 11'6" x 8'8" (3.50 m x 2.63 m) Dual aspect with windows to front and rear. Built-in wardrobes.

EXTERIOR To the left-hand side of the property is a recently fitted gated access leading to a gravelled driveway providing off-road vehicle parking. Gated access leads to the fully enclosed garden with lawned area, patio area and the advantage of an outside office with power and lighting.

Tenure The property is Freehold

Council Tax Band C **EPC** TBC

Viewing By Arrangement with Pocock & Shaw
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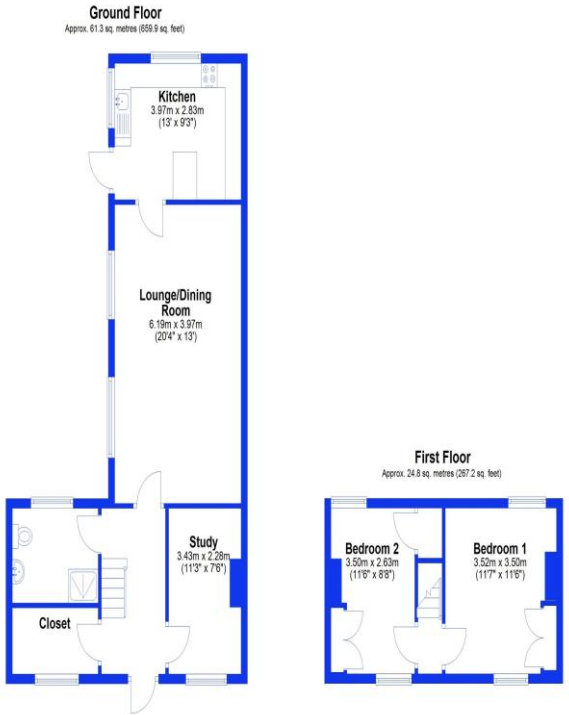
Ref MJW-7519



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.

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