High Street, Stretham, Ely, CB6 3LD

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Pocock + Shaw

High Street, Stretham, Ely, Cambridgeshire, CB6 3LD

A detached family home situated within a non-estate location within the heart of this popular village and benefiting with the advantage of no upward chain. Four bedrooms, one en-suite, two reception rooms, driveway, garage, and private garden. No upward chain.

- Entrance Vestibule & Downstairs Cloakroom
- Entrance Hall/Family Room
- Dual Aspect Sitting Room
- Dining Room
- Kitchen & Separate Utility Room
- Four Bedrooms (One with En-Suite)
- Family Bathroom
- Driveway Parking & Garage
- Private Rear Garden
- No Upward Chain

Guide Price: £375,000

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 VESTIBULE with entrance door to front aspect.

CLOAKROOM with low-level WC and wash hand basin.

ENTRANCE HALL/FAMILY ROOM 10'8" x 9'9" (3.24 m x 2.98 m) with staircase rising to the first floor and double doors to dining room.

DINING ROOM 10'8" x 8'9" (3.24 m x 2.67 m) with double glazed window to rear aspect. Radiator.

SITTING ROOM 18'10" x 11'0" (5.74 m x 3.36 m) Dual aspect room with double glazed window to front aspect and double glazed French doors to rear garden. Feature fireplace and radiator.

KITCHEN/BREAKFAST ROOM 13'6" x 10'0" (4.12 m x 3.05 m) with one and a quarter sink unit and drainer. Fitted with a range of matching units, including wall mounted units, base units and drawers. Fitted electric oven, hob and extractor hood above. Double glazed window and door to rear garden, radiator.

UTILITY ROOM 10'0" x 5'0" (3.05 m x 1.52 m) with door leading into side garden and plumbing for utilities.

FIRST FLOOR LANDING

BEDROOM ONE 11'5" x 10'4" (3.48 m x 3.15 m) with fitted built-in wardrobe, double glazed window to rear aspect, radiator.

EN-SUITE SHOWER ROOM Suite comprising shower cubicle, low-level WC and pedestal wash hand basin. Double glazed window to side aspect. Radiator.

BEDROOM TWO 11'1" x 10'5" (3.37 m x 3.17 m) with double glazed window to rear aspect. Radiator.

BEDROOM THREE 11'1" x 8'1" (3.37 m x 2.47 m) with double glazed window to front aspect, built- in wardrobe and radiator.

BEDROOM FOUR 8'3" x 8'1" (2.52 m x 2.47 m) with double glazed window to front aspect. Radiator.

FAMILY BATHROOM Suite comprising panel bath, low-level WC and pedestal handbasin. Double glaze window to front aspect.

EXTERIOR To the front of the property is a gravel driveway leading to the single GARAGE and providing ample off-road vehicle parking. To the rear is a pleasant private garden consisting of lawn and a variety of mature plants and shrubs.

Tenure The property is Freehold

Council Tax Band E **EPC** (60/68)

Viewing By Arrangement with Pocock & Shaw
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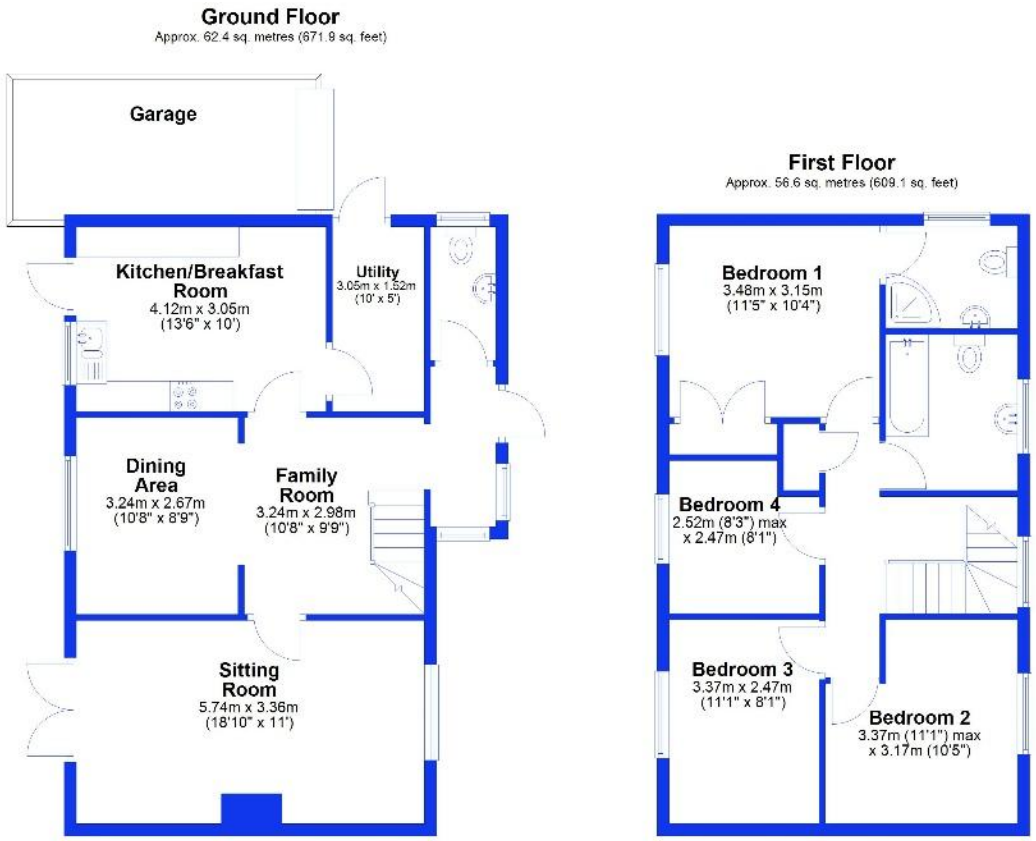
Ref GVD-7231



Total area: approx. 119.0 sq. metres (1281.0 sq. feet)

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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