



The Grove, Stretham, CB6 3NB

CHEFFINS

The Grove

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Detached bungalow situated in this popular village location. Accommodation comprises entrance hall, kitchen/breakfast room, living/dining room, conservatory, two double bedrooms and bathroom. Outside there is a driveway, garage and garden. Available: 07/08/2025. Deposit: £1,153. Holding fee: £230. Minimum 6 month term. Council tax band: C. EPC: E

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.

2 1 1

£1,000 PCM





ENTRANCE HALL

with airing cupboard.

KITCHEN/BREAKFAST ROOM

with wall and base level storage units with work surfaces over, 11/4 sink unit with mixer tap, integrated oven and grill, ceramic hob, extractor, space for washing machine and tumble drier and oil fired boiler.

LIVING/DINING ROOM

CONSERVATORY

BEDROOM

with built-in sliding wardrobes.

BEDROOM

BATHROOM

with panelled bath with overhead shower, low level WC and wash hand basin.

OUTSIDE

There is a spacious gravelled front garden and gravelled parking leading to a single garage with up and over door. A side passageway leads to the rear garden which is fully enclosed, predominantly laid to lawn with patio area. The garden also contains the oil storage tank and door into the garage.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 80.4 sq. metres (865.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.2 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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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