



Cage Lane, Stretham, CB6 3LB

**CHEFFINS**



## Cage Lane

Stretham,  
CB6 3LB

- Detached Cottage
- Renovation Required
- 2 Bedrooms
- 2 Reception Rooms
- Superb Mature Plot And Driveway
- Potential For Extending (Subject To Planning Consent)
- No Through Road
- No Upward Chain
- Freehold / Council Tax Band C / EPC RATING F

A rare opportunity to purchase a detached cottage in need of renovation and situated within in a superb plot in a pleasant lane.

The property offers scope for extension (subject to planning consent) and comprises lounge, dining room, kitchen, conservatory, two bedrooms, bathroom, gardens and driveway. No upward chain.



**Guide Price £249,950**





## 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.



## ENTRANCE HALL

With stairs to first floor and door to front aspect.

## LOUNGE

With window to front, tiled fireplace, exposed floorboards, radiator.

## DINING ROOM

With window to front, solid fuel fire, radiator.

## KITCHEN

With window to side, sink unit with cupboards beneath, pantry, door to:

## CONSERVATORY

Of brick and timber construction, door to garden.

## LANDING

With window to rear.

## BEDROOM 1

With window to front, radiator.

## BEDROOM 2

With window to front.

## BATHROOM

With window to front aspect, bath, low level WC, pedestal wash basin, airing cupboard with hot water cylinder, radiator.

## OUTSIDE

There is a driveway leading to a large timber outbuilding. The property benefits from an excellent mature plot which is to the front and side and offers excellent scope for extending the cottage (subject to obtaining planning consent). Within the garden is the oil tank

and adjoining the house is the oil fired boiler.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		
(51-61) <b>B</b>		
(39-50) <b>C</b>		
(31-38) <b>D</b>		
(21-27) <b>E</b>		
(15-20) <b>F</b>		
(9-14) <b>G</b>		
Not energy efficient - higher running costs		
	68	25
England & Wales		
EU Directive 2002/91/EC		

Guide Price £249,950

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

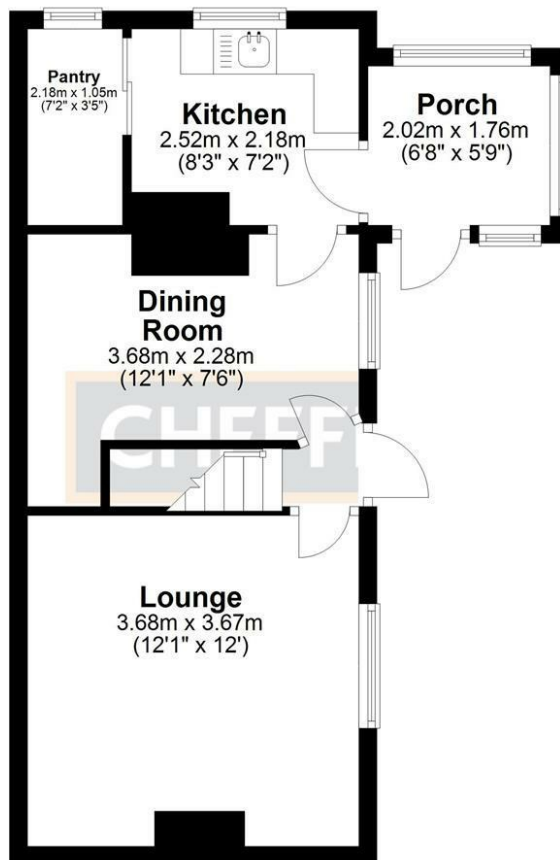
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

## Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



Total area: approx. 70.8 sq. metres (762.3 sq. feet)



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