

Reads Street, Stretham, CB6 3JT

CHEFFINS

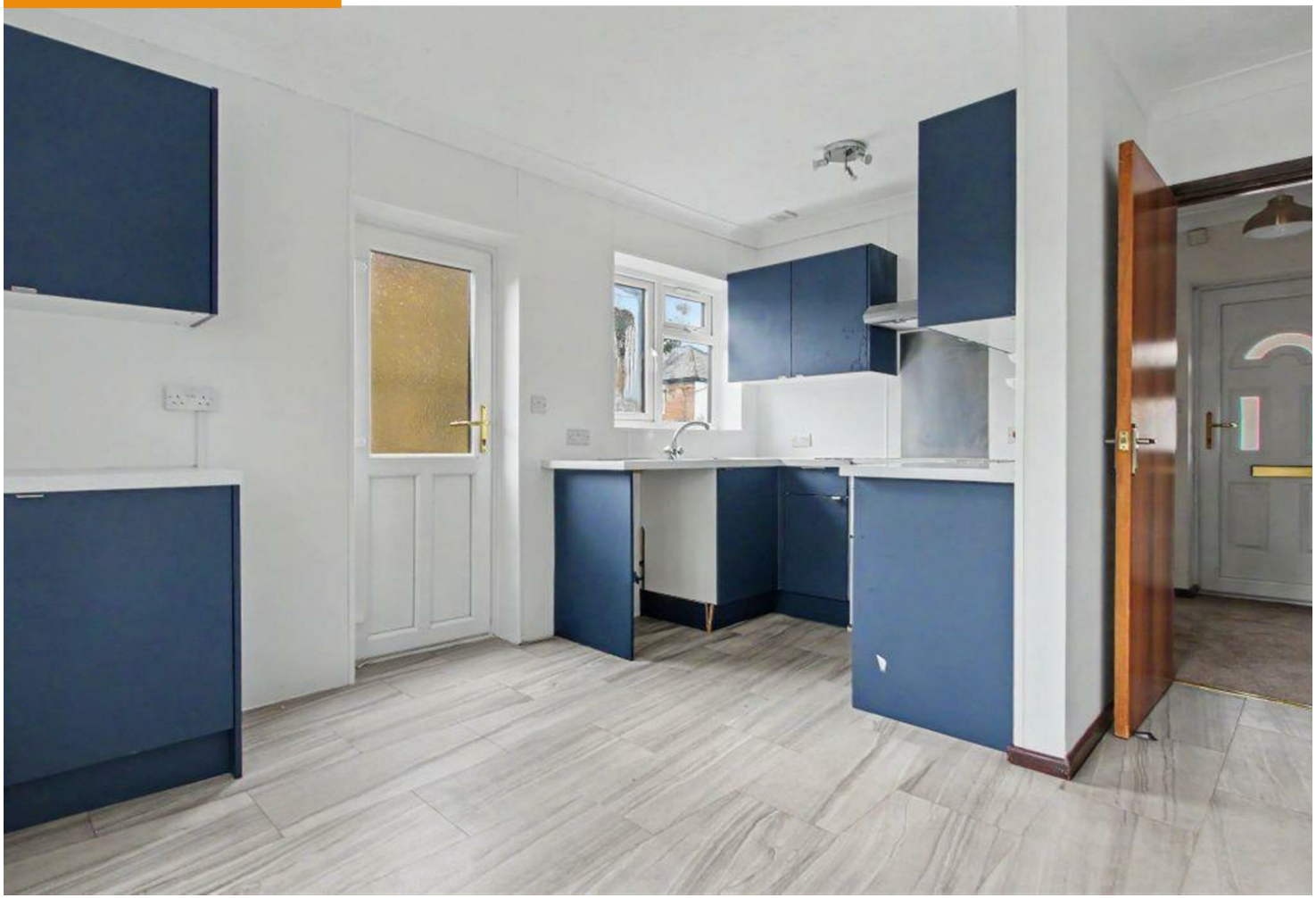
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Reads Street

Stretham,
CB6 3JT

4 4 3

Guide Price £375,000



- No Forward Chain
- 3 Bedroom House With 1 Bedroom Flat
- Detached
- 3 Ensuites To Main House
- Freehold / Council Tax Band A & C / EPC Rating D

** No Forward Chain **

Cheffins offer to the market this unique opportunity to purchase two properties in one , each independent of the other, providing an opportunity for separate living conditions for families with elderly or young dependents or for extra income with monthly letting/air B&B, subject to the relevant permissions.

The main house offers a kitchen, living room, conservatory, cloakroom along with 3 bedrooms to the first floor all benefiting with their own ensuites; whilst the 1 bedroom flat offers open plan living, bathroom and bedroom. Outside there is a mainly laid to lawn garden whilst the flat offers a low maintenance patioed garden.

To full appreciate what's on offer, an early viewing is highly recommended.

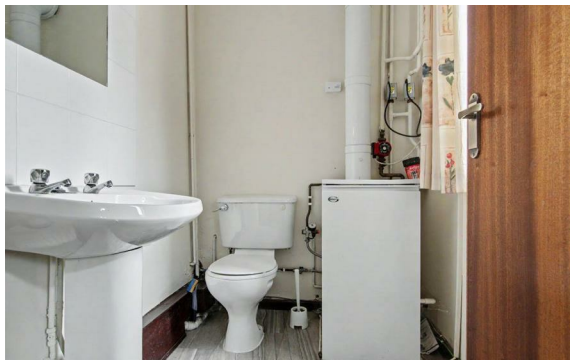












LOCATION

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

21B

ENTRANCE HALLWAY
With door to front, radiator.

OPEN PLAN KITCHEN / LIVING / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer tap over, space for oven with extractor fan over, space for fridge, space for washing machine, window to front and either side, sliding doors providing access to the garden, radiator, boiler.

BEDROOM
With windows to front, radiator, built-in wardrobe.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator.

OUTSIDE
Fully enclosed, laid patio garden with shed and additional storage.

21C

ENTRANCE HALLWAY
With door to front, stairs rising to first floor, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, frosted window to front, electric fuse box.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, stainless steel sink with mixer tap over, space for oven with extractor fan over, space for washing machine, additional island storage, window to rear and side, radiator.

LIVING ROOM
With window to front, two radiators. Sliding doors leading to...

CONSERVATORY
With doors providing access to the garden.

FIRST FLOOR LANDING
With window to front, radiator, airing cupboard.

BEDROOM 1
With window to front, radiator built-in wardrobe. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator, opaque window to rear.

BEDROOM 2
With window to rear, radiator. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator, opaque window to rear.

BEDROOM 3
With window to front, radiator, built-in wardrobe, loft hatch. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, radiator, opaque window to rear.

OUTISDE
Mainly laid to lawn, fully enclosed rear garden with oil tank.

AGENTS NOTE
Please note that the current land registry is under a single title for 21A, B and C. The vendor has informed is that this will be separated once a sale has been agreed. The EPC contained within these sales particulars relates to number 21b.

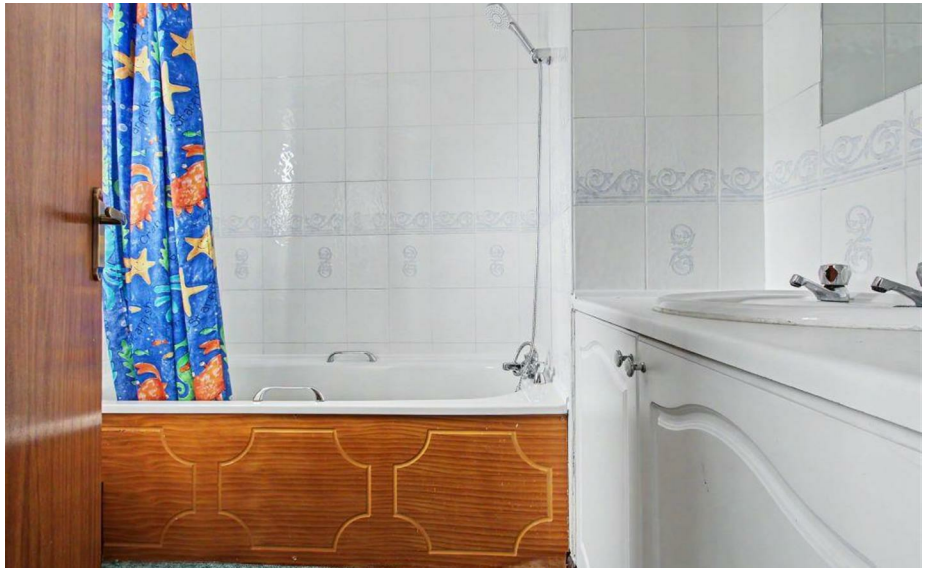
VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





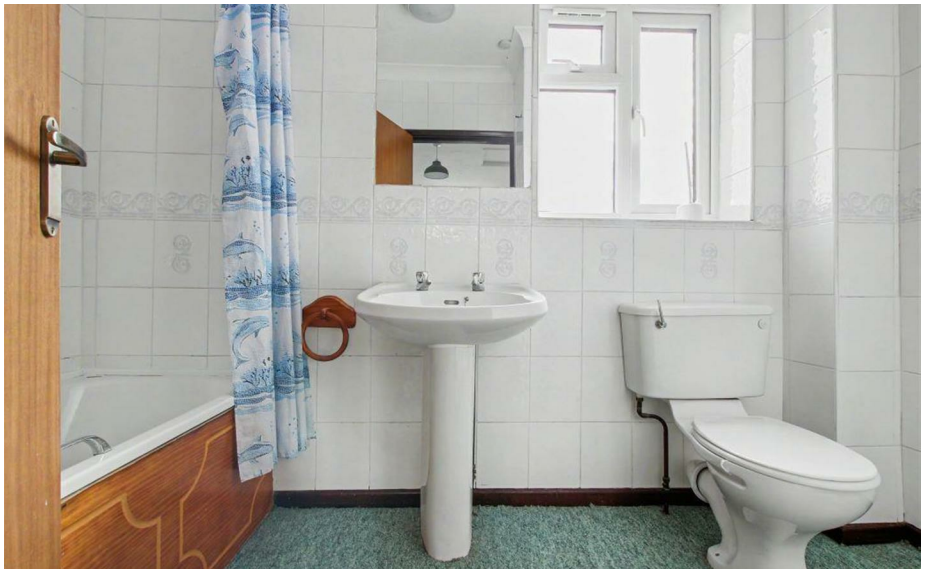










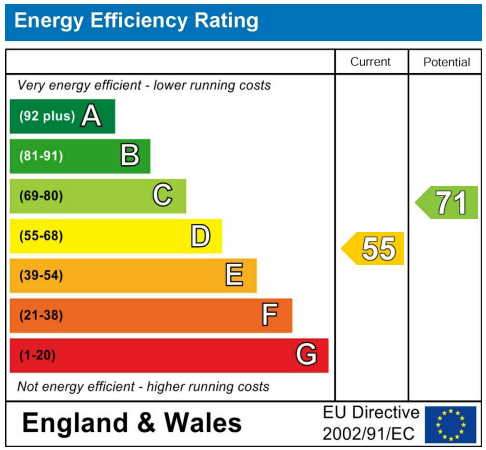




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Guide Price £375,000
Tenure - Freehold
Council Tax Band: 21C - C / 21B - A
Local Authority - East Cambs District Council











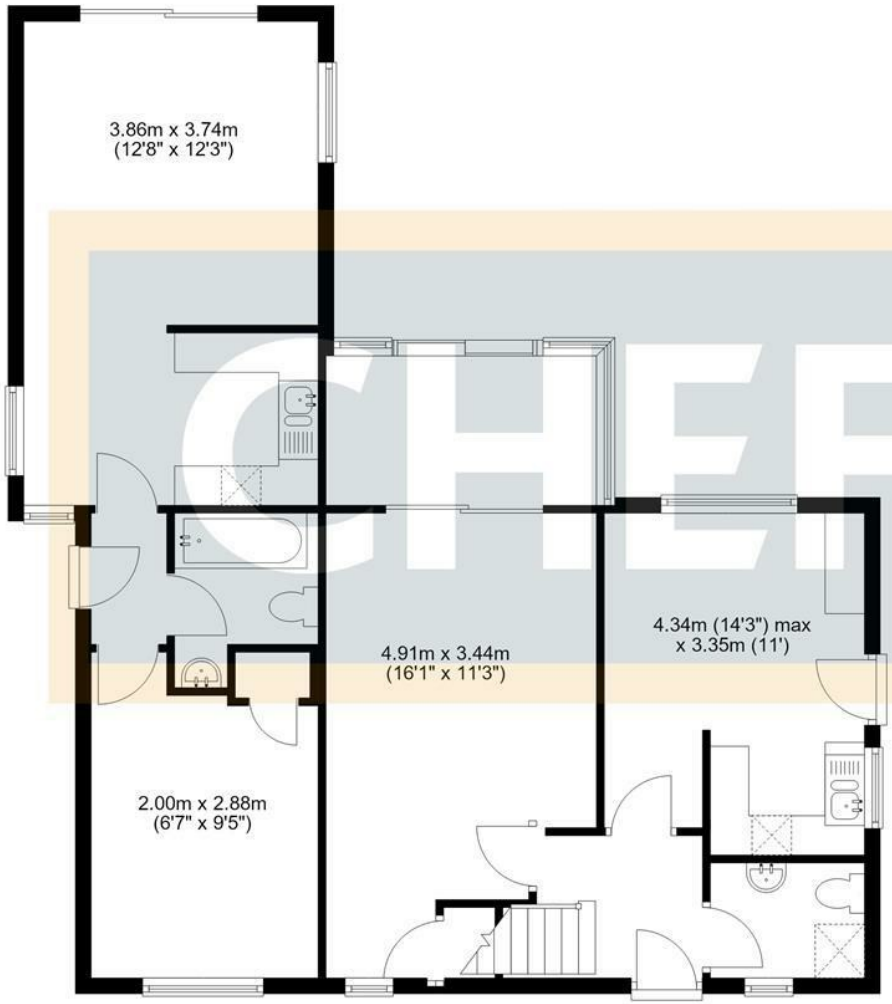
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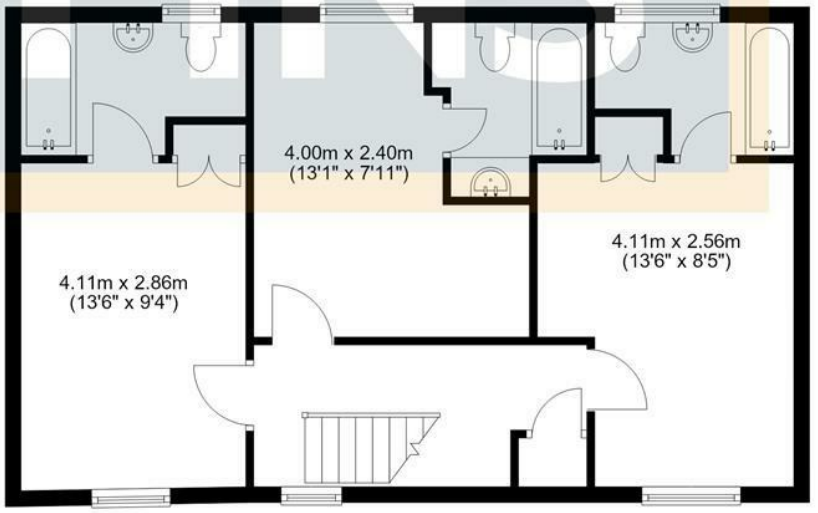
Ground Floor

Approx. 88.6 sq. metres (954.1 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.5 sq. feet)

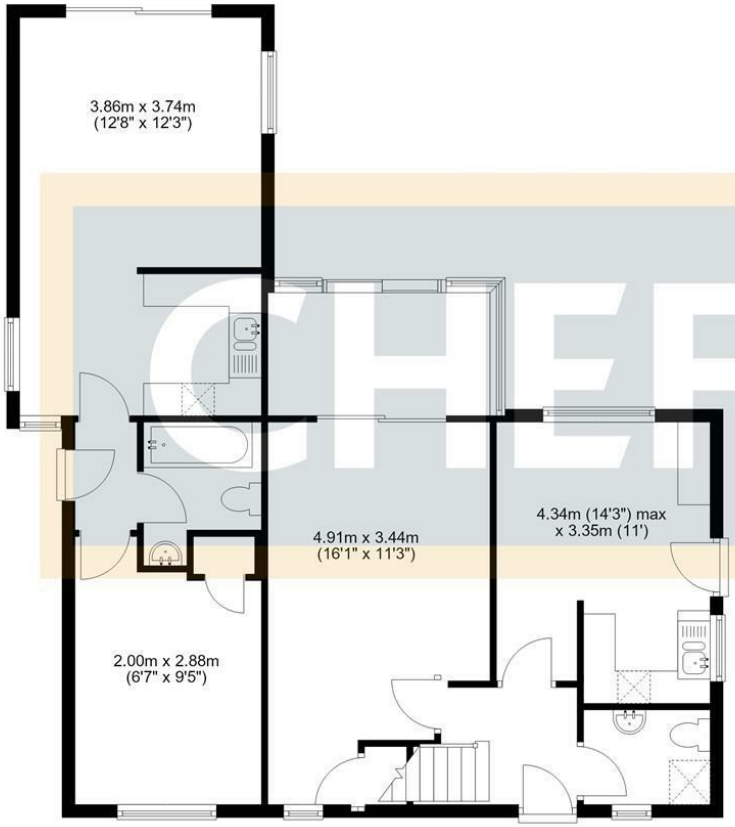


Total area: approx. 146.7 sq. metres (1578.6 sq. feet)

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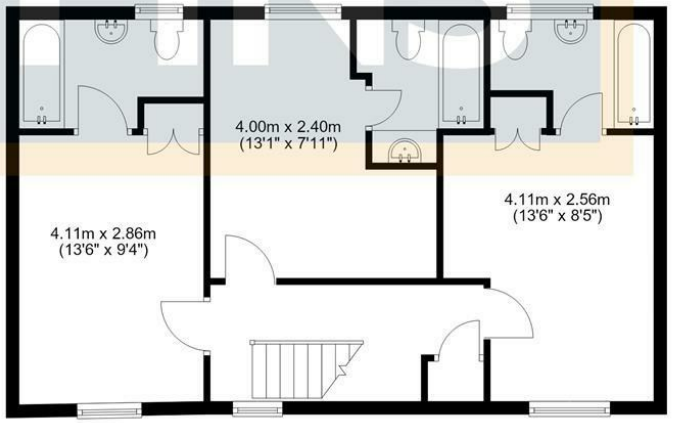
Ground Floor

Approx. 88.6 sq. metres (954.1 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



Total area: approx. 146.7 sq. metres (1578.6 sq. feet)

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

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