Meadowcroft, Stretham, CB6 3JY

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Stretham,
CB6 3JY

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Offers In Excess Of

- No Upward Chain
- Semi Detached Bungalow
- 3 Double Bedroms (1 Ensuite)
- Solar Panels with Battery Storage
- Popular Village
- Enclosed Rear Garden & Ample Off Road Parking
- Freehold / Council Tax Band B / EPC Rating E

** No Forward Chain **

Cheffins are delighted to offer to the market this well presented semi detached bungalow located in the popular village of Stretham.

The property offers an entrance hall, generous lounge/dining room leading into the kitchen, 3 double bedrooms (ensuite to bedroom 1) and family bathroom.

Outside the property to the rear there is a small enclosed garden with gated access, whilst the front offers a driveway providing off road parking for multiple cars and a small mainly laid to lawn garden.

This property is offered for sale with the benefit of no upward chain. There are also solar panels with battery storage and is available to view by appointment.

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 door to side, access to boarded loft.

LOUNGE / DINING ROOM
With 2 radiators, airing cupboard housing hot water tank and door to rear providing access into the garden, Leading through to:

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 4-ring hob with extractor hood over, double oven. integral fridge/freezer, butler sink, space for tumble drier, plumbing for washing machine, radiator, 2 windows to rear overlooking the garden.

BEDROOM 1
With window to front, radiator. Door to:

ENSUITE
Fitted with a 3-piece suite comprising low level WC,, vanity wash hand basin and shower cubicle, together with spotlights and extractor fan.

BEDROOM 2
With window to side. radiator.

BEDROOM 3
With window to front. radiator.

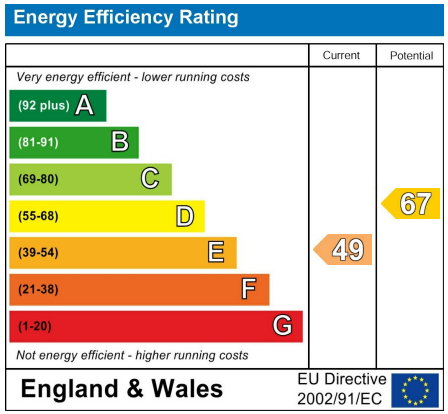
BATHROOM
Fitted with a 3-piece suite comprising low level WC,, wash hand basin in a vanity unit and panelled bath with shower over, heated towel rail, tiled splashbacks and window to side.

OUTSIDE
To the front of the property there is a small lawned garden area, off road parking and covered parking for 1 car. There are also water and electric points to the front.

There is a small mainly laid to lawn garden with paved patio and gated access to the front.

AGENTS NOTE
The property benefits from fitted solar panels with battery storage.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



Offers In Excess Of £270,000
Tenure - Freehold
Council Tax Band - B
Local Authority - East Cambs District Council

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Approximate Gross Internal Area 896 sq ft - 83 sq m

Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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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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