



Plantation Gate, Stretham, CB6 3JX

CHEFFINS

Plantation Gate

Stretham,
CB6 3JX

- 3-Storey Grade II Listed Townhouse
- Kitchen/Diner & Lounge
- 3 Bedrooms
- Refitted Bathroom
- Original Features Including Beams & Inglenook Fireplace
- Enclosed Garden to Rear
- Off Road Parking
- Popular Village Location
- Freehold / Council Tax Band C / EPC Rating C

Cheffins offer to the market this fantastic Grade II Listed 3-storey townhouse located in the popular village of Stretham. The property was originally demolished and re-built using the same bricks and includes original features such as an inglenook fireplace and beams to the ground floor lounge.

The property features a lounge to the front, an inner hallway and kitchen/diner at the rear providing access into the garden. The first floor offers bedrooms 1 and 3, as well as 4-piece family bathroom, whilst the second floor offers bedroom 2 which also has a dressing area to the rear. Outside there is an enclosed garden to rear being mainly laid to lawn with 2 off road parking spaces beyond.

Viewing is recommended to fully appreciate all the property has to offer.

3 1 1

Guide Price £325,000





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.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, single integrated oven, 4-ring hob with extractor hood over, stainless steel sink with mixer tap, integral dishwasher and washing machine, space for fridge/freezer, under stairs cupboard, radiator, window to rear, door to rear leading into the garden, tiled floor.

INNER HALL

With stairs leading up to the first floor.

LOUNGE

With door to front, window to front, exposed original ceiling beams, original feature inglenook fireplace, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water tank, radiator. Stairs leading to the second floor.

BEDROOM 1

With window to front, radiator, built-in understairs storage cupboard.

BEDROOM 3

With window to rear, radiator.

BATHROOM

Fitted with a 4-piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower attachment and shower cubicle, window to rear, shaving socket, heated towel rail.

SECOND FLOOR LANDING

With storage cupboard, access to loft.

BEDROOM 2

With window to front, skylight to side, 2 radiators. This bedroom also has a dressing area to rear.

OUTSIDE


The rear garden is mainly laid to lawn with pathway leading to the back door. There is gated access to the rear providing access to 2 parking spaces beyond the garden.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



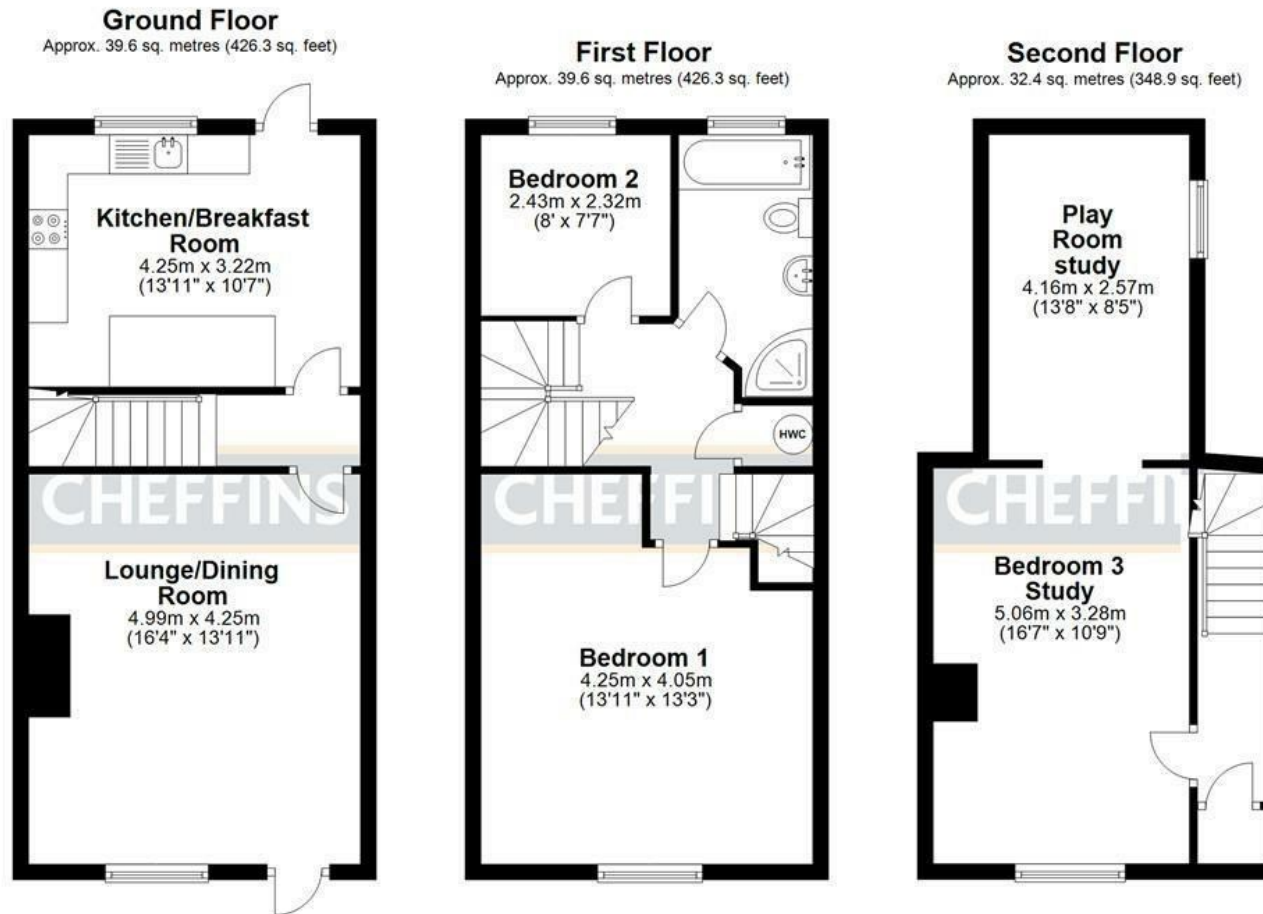
Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council





Total area: approx. 111.6 sq. metres (1201.5 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>.

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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.

