



Andrews Close, Stretham, CB6 3NG

CHEFFINS

Andrews Close

Stretham,
CB6 3NG

3 1 1

£325,000

- No Upward Chain
- Well-Proportioned 3 Bedroom Bungalow
- Cul-De-Sac Location
- Recently Re-Fitted Kitchen
- Front and Rear Gardens
- Single Garage And Driveway Parking For 2 To 3 Cars
- Solar Panels (Free Hot Water - Currently Disconnected)
- FREEHOLD / COUNCIL TAX D / EPC E

Cheffins offer to the market this superb, well-proportioned 3 Bedroom Detached Bungalow set in a quiet cul-de-sac location in the heart of the popular village of Stretham. The property further benefits from solar panels (currently disconnected).

This property is being sold chain free and 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.

ENTRANCE HALL

Wood effect laminate flooring, loft hatch.

LOUNGE / DINER

Large light room with patio doors on to the rear courtyard / garden. Wood effect laminate flooring, fireplace. Double glazed windows, two radiators, service hatch to Kitchen.

KITCHEN

Recently re-fitted with a modern range of white wall and base units with underlighting and grey marble effect work surfaces and grey tile splash backs. Small breakfast bar, stainless steel sink with mixer tap over, plumbing for washing machine, four ring electric hob with extractor hood over, built in oven. Space for fridge / freezer, window and door to rear, tiled flooring and floor level oil fired boiler.

BEDROOM 1

Fitted Bedroom Furniture, window to front, radiator.

BEDROOM 2

Window to front, radiator.

BEDROOM 3

Window to rear, fuse box, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin and corner shower unit, fully tiled walls and flooring in neutral tones, heated towel rail, opaque window to rear, extractor fan.

OUTSIDE


Low maintenance front Garden with blue slates to the front and gated access to the rear. Driveway to front providing parking for 2 to 3 cars and in turn leads to a single garage with up and over door, power and light connected and a door to access the rear Garden.

Fully enclosed rear Garden with raised flower beds, patio area with picket fence and steps to an additional patio area.

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		
(69-80) C		71
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



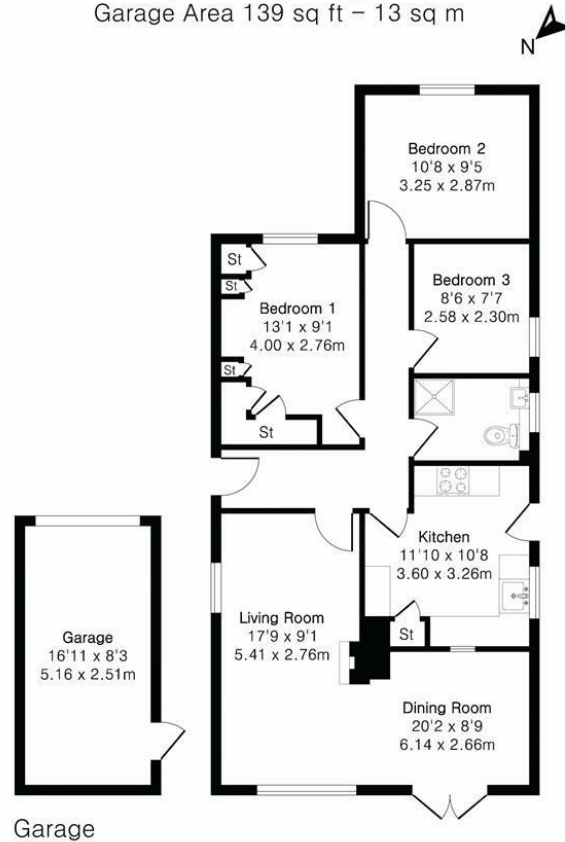
£325,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council





Approximate Gross Internal Area 817 sq ft - 76 sq m
(Excluding Garage)

Garage Area 139 sq ft - 13 sq m



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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