



Ely Road, Stretham, CB6 3JH

**CHEFFINS**

# Ely Road

Stretham,  
CB6 3JH

4 2 2

**Guide Price £325,000**

- Semi Detached Family Home
- Well Presented
- Lounge, Kitchen/Dining Room & Utility Area
- 4 Bedrooms
- Ground Floor Cloakroom/Shower Room & First Floor Bathroom
- Driveway & Single Garage
- Enclosed Garden to Rear
- Freehold / Council Tax Band C / EPC D

A well presented semi detached family home situated in the popular village of Stretham.

Accommodation comprises entrance hall, kitchen/dining room, living room, downstairs cloakroom/shower room and utility area, on the ground floor, together with 4 first floor bedrooms and a family bathroom to complete the internal accommodation.

Outside there is a driveway to front providing off road parking which leads to a single integral garage, whilst the rear garden offers an enclosed paved patio area leading through to a fully enclosed laid to lawn garden.





## 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 DOOR**

With door to front aspect, double glazed window to front, stairs rising to the first floor, under stairs storage cupboard, vinyl flooring. Door to;

**CLOAKROOM / SHOWER ROOM**

With shower cubicle with tiled splashback surrounding, wash hand basin with mixer tap and storage under, low level WC, vinyl flooring.

**LIVING ROOM**

With double glazed windows to front and rear, radiator, laminate flooring. Door to:

**UTILITY AREA**

With wall and base units, worktop space, tiled splashback, space for washing machine and tumble dryer, radiator, tiled flooring. Opening to:

**KITCHEN / DINING ROOM**

Fitted with a range of wall and base units with worktop space, integrated Range cooker with overhead extractor fan, integrated 1 1/4 sink with mixer tap, double glazed window to rear, French doors leading to the garden, door leading into the garage, tiled flooring.

**FIRST FLOOR LANDING**

With storage cupboard.

**BEDROOM 1**

With double glazed window to front, radiator, vinyl flooring.

**BEDROOM 2**

With double glazed window to front, radiator.

**BEDROOM 3**

With double glazed window to rear, radiator.

**BEDROOM 4**

With double glazed window to rear, radiator.

**BATHROOM**

With side panelled bath with tiled splashback, wash hand basin with mixer tap and storage under, low level WC, radiator, double glazed window to rear, vinyl flooring.

**OUTSIDE**

To the front of the property there is a gravelled drive providing off road parking and leading to the garage. There is gated access to the side into the rear garden. Immediately to the rear of the house there is a fence enclosed paved area containing the oil storage tank. A gate from this area leads into the main garden which is fully enclosed and laid to lawn with trees and 2 timber sheds.

**AGENTS NOTE**

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified

**VIEWING ARRANGEMENTS**

Strictly by appointment with the Agents.





Guide Price £325,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambs District Council

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## Approximate Gross Internal Area 1205 sq ft - 112 sq m (Excluding Garage)

Ground Floor Area 552 sq ft – 51 sq m

First Floor Area 653 sq ft – 61 sq m

Garage Area 278 sq ft – 26 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.

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.

