



High Street, Stretham, CB6 3JQ

CHEFFINS

High Street

Stretham,
CB6 3JQ

- Detached Barn Conversion
- 5 Bedrooms (1 Ensuite)
- 3 Reception Rooms
- Driveway & Double Car Port
- Gardens to Front
- No Upward Chain
- Open to Sensible Offers
- Freehold / Council Tax Band G / EPC Rating E

Cheffins are delighted to offer to the market this deceptively spacious barn conversion located in the popular village of Stretham.

The property offers unique living accommodation over 2 floors including a generous entrance hall, lounge, study, dining room, kitchen and utility room, as well as 5 bedrooms to the first floor, an ensuite to bedroom 1 and a family bathroom to complete the accommodation.

Outside the gardens are situated to the front of the property and offer a mainly laid to lawn space. There is a gravelled driveway leading to the front of the property and to a car port which also offers an enclosed store room.

This property also benefits from being offered for sale with no upward chain and to fully appreciate everything that is on offer, an early viewing is recommended.

5 2 3

Guide Price £550,000





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.

ENTRANCE HALL

With doors to front and rear, stairs leading up to the first floor.

GROUND FLOOR CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and wash hand basin.

LOUNGE

A dual aspect room with 2 windows to front, window to rear, radiator.

STUDY

With window to front, radiator.

DINING ROOM

A dual aspect room with windows to side and rear, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, space for single oven, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, window and door to front.

UTILITY ROOM

With plumbing for washing machine, recently fitted boiler, skylight.

FIRST FLOOR LANDING

With window to rear, radiator, airing cupboard housing hot water tank.

BEDROOM 1

With skylight to rear, window to side, radiator. Door to:

ENSUITE

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator.

BEDROOM 2

Dual aspect with windows to side and rear, radiator.

DRESSING ROOM / BEDROOM 5

Dual aspect with windows to side and rear, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and panelled bath, tiled splashbacks, skylight to front, radiator.

BEDROOM 3

With skylight to side, radiator.

BEDROOM 4

With window to side, radiator.

OUTSIDE

The garden to the property lies to the front where there is a mainly laid to lawn with a timber summerhouse and a gravelled driveway leading to a double car port. The car port has power and light connected. The oil storage tank sits

to the side of the car port and there is also a store room to the rear.

The rear of the property faces onto a grassed area which is a public footpath.

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		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



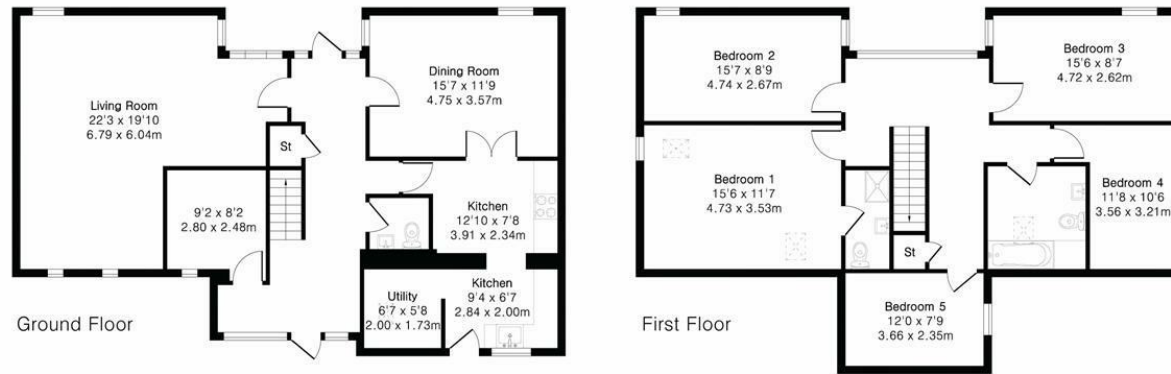
Guide Price £550,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - East Cambs District Council



Approximate Gross Internal Area 2045 sq ft - 190 sq m

Ground Floor Area 1061 sq ft – 99 sq m

First Floor Area 984 sq ft – 91 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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