

Newmarket Road, Stretham, CB6 3JZ

CHEFFINS

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Stretham,
CB6 3JZ

3 2 1

Guide Price £325,000

- No Forward Chain
- Detached Cottage
- Recently Renovated
- Spacious And New Kitchen / Dining / Family Room
- Three Bedrooms (One With New Ensuite)
- Newly Fitted Bathroom And Cloakroom
- Driveway And Gardens
- Rewired And Replumbed
- New Electric Heating
- Freehold / Council Tax C / EPC F



** No Forward Chain **

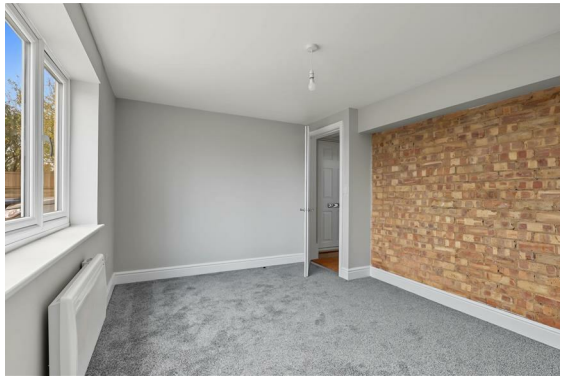
A detached cottage which has just undergone a comprehensive programme of renovations and is offered for sale with no upward chain.

Comprises lounge, spacious and refitted kitchen/dining/family room, cloakroom, three bedrooms (one with new ensuite) and newly formed bathroom. Outside, there is a driveway and enclosed rear garden. The property benefits from newly fitted kitchen, bathroom and cloakroom, new electric radiators and flooring, new windows and doors and has been rewired and replumbed.

The house has an attractive outlook to the front across allotments 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.

KITCHEN/DINING/FAMILY ROOM
With door and two double glazed windows to side aspect, bifold doors onto rear garden, stairs to first floor.

Kitchen area with newly fitted wall and base units and drawers with matching work surfaces, sink unit and drainer, built in Bosch electric oven, washing machine, dishwasher and fridge/freezer, island unit with Bosch induction hob, breakfast bar and drawers and cupboards.

Two newly fitted electric heaters.

LOUNGE
With double glazed window to front aspect overlooking the allotments, exposed brick wall, newly fitted electric heater.

FIRST FLOOR LANDING
With double glazed window to side aspect.

BATHROOM
Newly formed and comprising bath with shower attachment, low level WC, pedestal wash basin, cupboard housing new hot water cylinder, double glazed window to rear aspect.

BEDROOM 1
With double glazed window to front aspect overlooking the allotments, newly fitted electric heater.

ENSUITE
newly formed with shower cubicle, vanity unit with wash basin, low level WC, heated towel rail.

BEDROOM 2
With double glazed window to side aspect, newly fitted electric heater.

BEDROOM 3
With double glazed window to side aspect, newly fitted electric heater.

OUTSIDE
To the front and side of the property there is a gravelled driveway. Gated pedestrian access leads into the rear garden which is fully enclosed and has an extended and re-laid patio leading onto a lawn.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



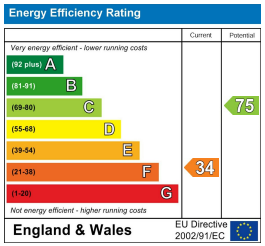


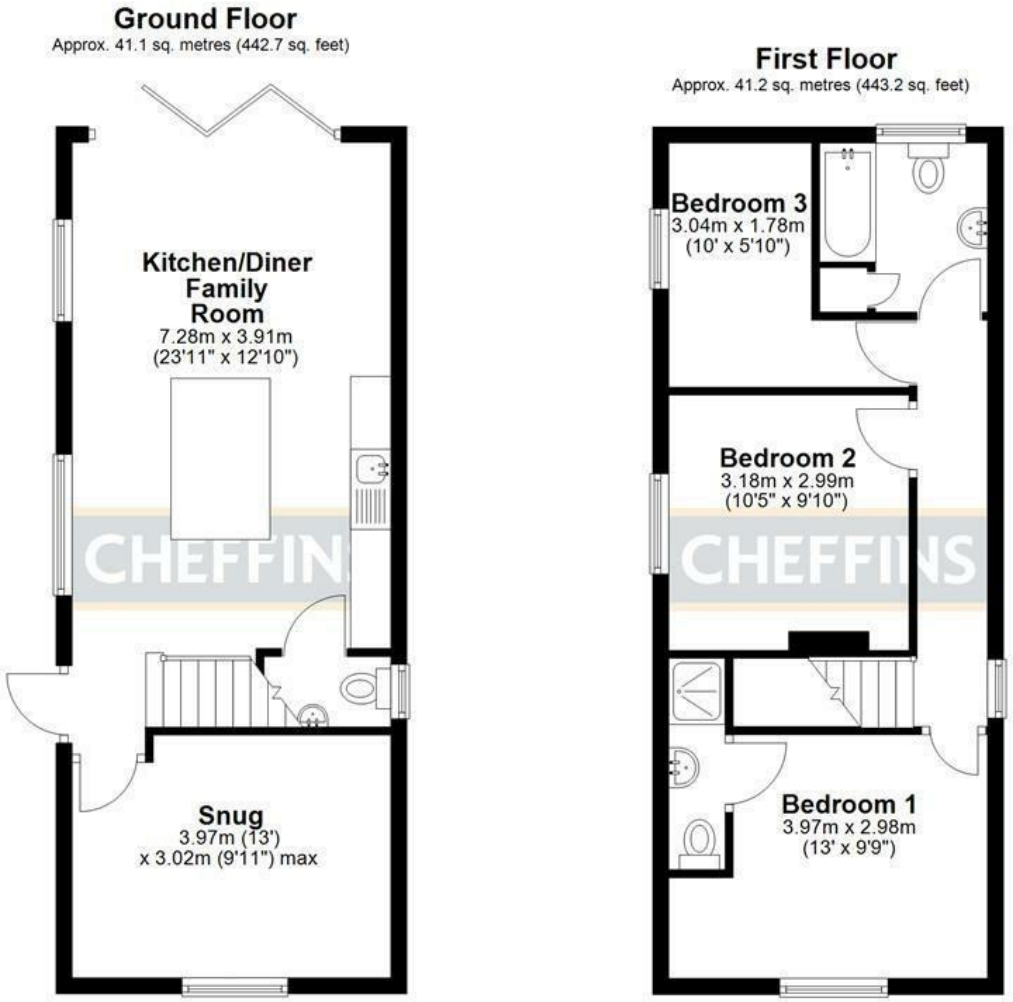










Total area: approx. 82.3 sq. metres (885.8 sq. feet)

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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.