



Short Road, Stretham, Ely, Cambridgeshire CB6 3LS

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A charming three bedroom semi-detached cottage situated close to Stretham park and offered for sale with no upward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Downstairs Bathroom
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £245,000



STRETHAM is a popular village which is situated just off the A10 Ely to Cambridge Road. It is about 4 miles south of Ely and only about 11 miles from Cambridge. There are shopping facilities, a primary school and good local transport to both cities.

ENTRANCE HALL with entrance door to front aspect, staircase rising to first floor, electric radiator, wall mounted fuse box, opening to:-

SITTING ROOM 11'10" x 11'0" (3.60 m x 3.35 m) with double glazed window to front aspect, electric radiator, door leading to;-

KITCHEN/DINING ROOM 15'1" x 11'0" (4.60 m x 3.35 m) Dual aspect with double glazed windows to rear and side aspects. Fitted with an attractive range of wall and base units with work surfaces over, tiled splashbacks and inset 1 & 1/2 bowl stainless steel single drainer sink unit with mixer tap. Built-in Bosch electric oven and four ring electric hob with Bosch extractor fan over. Vinyl flooring, electric radiator and door to:-

UTILITY ROOM Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap. Double glazed window to side aspect and door leading to rear. Plumbing & space for washing machine and tumble dryer, vinyl flooring and electric radiator.

DOWNSTAIRS BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate electric shower over. Tiled splashbacks, vinyl flooring and opaque double glazed window to side aspect.

FIRST FLOOR LANDING

BEDROOM ONE 12'0" x 11'0" (3.65 m x 3.35 m) with two double glazed windows to front aspect, electric radiator, feature fireplace, recess - ideal for wardrobe.

BEDROOM TWO 11'0" x 7'1" (3.35 m x 2.15 m) with double glazed window to rear aspect, electric radiator, built-in double door airing cupboard housing water cylinder.

BEDROOM THREE 7'5" x 6'7" (2.25 m x 2.00 m) with double glazed window to rear aspect. Electric radiator.

EXTERIOR To the front of the property is a large, gravelled area providing off road parking for several vehicles and pathway leading to the front door and the side gated access to the rear.

The fully enclosed rear garden is mainly laid to lawn with patio area, timber shed and further storage shed.

Tenure The property is Freehold

Council Tax Band B

EPC E (49/83)

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Ref MJW/6968





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.