



Ely Road, Stretham, CB6 3JH

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## Ely Road, Stretham Ely, Cambridgeshire CB6 3JH

A beautifully presented and much improved three bedroom semi-detached home situated on a generous plot and with planning permission for a two storey extension.

- Entrance Hall
- Sitting Room
- Dining Room/Bedroom Four
- Fitted Kitchen
- Utility Room / Cloakroom
- Three Bedrooms
- Family Bathroom
- Electric Air Source Heating
- Large Front & Rear Gardens
- Generous Plot
- Planning Ref: 19/01743/FUL

**Guide Price: £359,950**



**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 stable style entrance door to front, staircase rising to first floor with storage recess under, laminate flooring.

**SITTING ROOM** 16' 4" x 9' 10" (5.00m x 3.00m) with double glazed window to front aspect, two radiators, feature brick fireplace with inset solid fuel burner, tiled hearth and timber mantle, laminate flooring.

**DINING ROOM/BEDROOM FOUR** 12' 10" x 9' 4" (3.92m x 2.85m) with double glazed window to front, radiator, laminate flooring.

**KITCHEN** 13' 5" x 6' 7" (4.10m x 2.02m) with double glazed window to front, fitted with a range of wall and base units with solid wood worksurfaces over, inset ceramic single drainer sink unit with mixer tap over, plumbing for dishwasher, space for fridge freezer, radiator, laminate flooring.

**UTILITY / CLOAKROOM** with opaque double glazed window to side, plumbing for washing machine, space for tumble dryer, low level WC, airing cupboard housing water cylinder, radiator.

**CONSERVATORY/REAR LOBBY** 7' 6" x 7' 4" (2.30m x 2.25m) with polycarbonate roof and double glazed windows and doors.

**FIRST FLOOR LANDING** with double glazed window to rear, access to loft with drop down ladder.

**BEDROOM ONE** 12' 3" x 8' 0" (3.75m x 2.45m) with double glazed window to front. Radiator.

**BEDROOM TWO** 10' 2" x 10' 0" (3.10m x 3.05m) maximum measurements taking into account bed recess. Double glazed window to front. Radiator, built-in storage area.

**BEDROOM THREE** 10' 0" x 9' 2" (3.07m x 2.80m) maximum measurements taking into account bed recess. Double glazed window to rear. Radiator.

#### **FAMILY BATHROOM**

Fitted with a four piece suite comprising low level WC, vanity unit with inset wash hand basin, jacuzzi style bath and walk-in shower cubicle. Tiled splashbacks, heated towel rail, laminate flooring.

#### **EXTERIOR**

To the front of the property is a large lawned garden enclosed by wooden fencing. Double gated access leads to the rear. The rear garden is an excellent size, predominantly laid to lawn with two timber sheds and enclosed by wooden fencing. Log Cabin measuring 5m x 5m with additional storage shed of 3.5m x 1m.

**Planning Ref:** 19/01742/FUL all details are available on East Cambs Planning - <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q2PWBNGGFL000>

#### **MATERIAL INFORMATION**

Tenure	The property is freehold
Length of Lease	n/a
Annual Ground Rent	n/a
Review Period	n/a
Annual Service Charge	n/a
Review Period	n/a
Shared Ownership	n/a

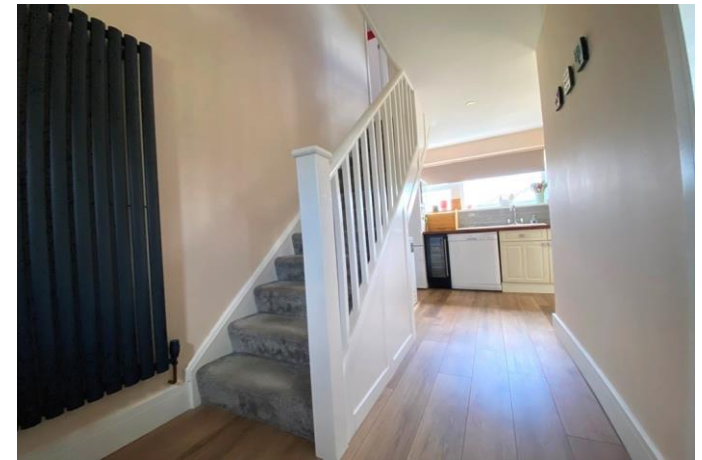
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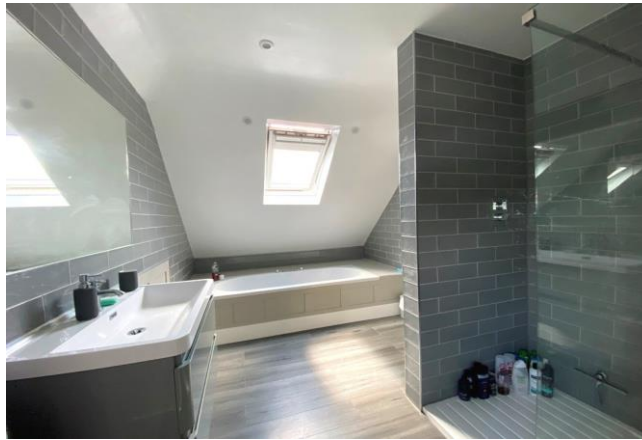
#### **VIEWINGS**

By Arrangement with Pocock & Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
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#### **REF**

MJW/6561





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.

