



Wood Lane, Stretham, Ely, Cambridgeshire CB6 3JN

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A well-appointed three bedroom detached bungalow with conservatory and garage situated in a popular village location.

- Entrance Hall
- Living Room
- Conservatory
- Kitchen/Dining Room
- Utility Room
- Three Bedrooms (One with En-Suite WC)
- Shower Room
- Front and Rear Gardens
- Gated Parking & Garage

Offers in Excess of: £300,000



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. Airing cupboard.

LIVING ROOM 16'11" x 15'0" (5.15 m x 4.57 m) with double glazed window to front, radiator and laminate flooring.

KITCHEN/BREAKFAST ROOM 19'4" x 8'9" (5.89 m x 2.67 m) with double glazed window to front. Fitted with Shaker style wall and base units with worksurfaces over, tiled splashbacks and inset 1 & 1/3 bowl stainless steel single drainer sink unit. Fitted appliances include electric oven and integrated microwave oven, dishwasher, electric four ring hob and extractor over and integrated fridge/freezer. Laminate flooring, radiator and side door to :-

UTILITY ROOM 9'10" x 4'2" (3.00 m x 1.27 m) Of brick and double glazed construction with patio door to the rear garden, space for a tumble dryer, space and plumbing for washing machine.

PRINCIPAL BEDROOM 13'3" x 10'6" (4.04 m x 3.20 m) with sliding patio door leading to the Conservatory, radiator and door to:-

EN-SUITE WC with low level WC, wall mounted wash hand basin and tiled splashbacks.

CONSERVATORY Of brick and glazed construction with tiled flooring and patio door to rear garden.

BEDROOM TWO 12'8" x 10'6" (3.86 m x 3.20 m) with double glazed window to the rear garden. Radiator.

BEDROOM THREE 9'9" x 9'1" (2.97 m x 2.77 m) with double glazed window to side. Radiator.

SHOWER ROOM Fitted with a three piece suite comprising corner shower cubicle, low level WC and wash hand basin. Tiled flooring, radiator.

EXTERIOR Spacious gated driveway providing parking for multiple vehicles. A low maintenance frontage with flowers, shrub borders and lawned area. Low maintenance rear garden which also houses the oil tank and has side access down both sides of the property.

GARAGE Single garage with power & light.

Tenure The property is Freehold

Council Tax Band D

EPC E (46/81)

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Ref GVD/7090





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.