



**Green End, Stretham, Ely, Cambridgeshire CB6 3LE**

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## Green End, Stretham, Ely, Cambridgeshire CB6 3LE

A superbly appointed character three bedroom cottage situated in a pleasant position with allotments and farmland to front aspect, front and rear gardens. Viewing is highly recommended.

- Character Cottage
- Living Room
- Updated Kitchen/Dining Room
- Utility Room
- Ground Floor Bathroom
- Three Bedrooms
- Front & Rear Gardens
- Pleasant Plot Position

**Guide Price: £335,000**



**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 VESTIBULE** with door to front aspect, windows either side and door through to: -

**LIVING ROOM** 13'1" x 11'0" (3.99 m x 3.35 m) with feature cast iron fireplace, wooden flooring, double glazed window to front aspect.

**INNER HALL** with built-in storage cupboard.

**UPDATED KITCHEN/DINING ROOM** 13'1" x 12'0" (3.98 m x 3.65 m) with double glazed window to side aspect, staircase rising to first floor. Recently fitted with a matching range of wall and base units with tiled splashbacks, worksurfaces and inset sink unit with mixer tap. Halogen hob with extractor hood over, built-in oven and grill. Feature fire recess, space for fridge freezer.

**REAR LOBBY** with built-in storage cupboard and door into:-

**UTILITY ROOM** 8'10" x 4'5" (2.69 m x 1.35 m) with inset butler sink, fitted with cupboards and worktop, floor-to-ceiling double glazed window to rear aspect, double glazed window and door to side aspect.

**GROUND FLOOR BATHROOM** Suite fitted with panel bath and shower above, low level WC, wash hand basin, part tiled walls, heated towel rail, window to rear aspect.

## FIRST FLOOR LANDING

**BEDROOM ONE** 13'1" x 11'0" (3.98 m x 3.36 m) with two double glazed windows to front aspect with attractive countryside views, exposed wooden flooring, alcove storage, radiator.

**BEDROOM TWO** 12'0" x 10'2" (3.65 m x 3.10 m) with double glazed window to rear aspect, radiator, exposed wooden flooring.

**BEDROOM THREE** 8'11" x 8'0" (2.73 m x 2.45 m) with double glazed window to rear aspect, exposed wooden flooring, radiator.

**EXTERIOR** To the front of the property you will find an enclosed garden with pathway to the side leading to gated access to the rear of the property. There is a well maintained rear garden which is predominantly laid to lawn with a variety of mature plants and shrubs.

**Tenure** - The property is freehold.

**Council Tax** - Band C

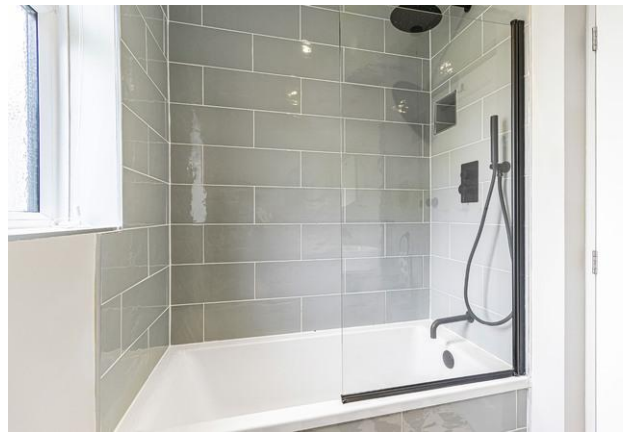
**EPC** E (45/80)

**Viewing** - By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7234





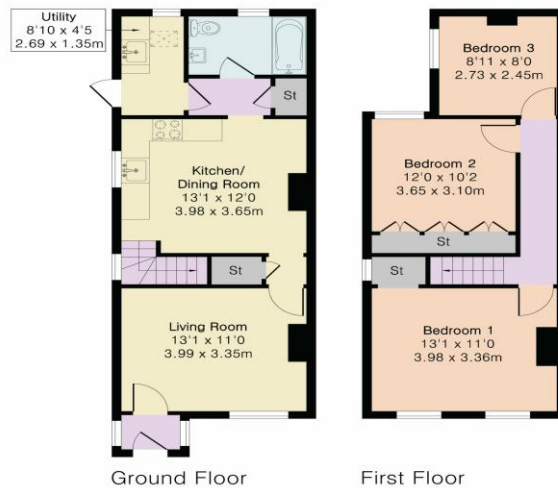


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.





**Approximate Gross Internal Area 893 sq ft - 83 sq m**  
 Ground Floor Area 475 sq ft – 44 sq m  
 First Floor Area 418 sq ft – 39 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.

**Pocock+Shaw**