



The Grove, Stretham, Ely, Cambridgeshire CB6 3NB

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A spacious detached two bedroom bungalow benefiting from a corner plot position and offered with no upward chain.

- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen / Diner
- Two Double Bedrooms
- Bathroom
- Oil Central Heating & Double Glazing
- Garage and Enclosed Rear Garden
- No Upward Chain

Guide Price: £315,000



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 door to front aspect, radiator, airing cupboard with hot water cylinder.

KITCHEN/DINER 11'10" x 8'10" (3.60 m x 2.70 m) with double glazed window to front aspect. Single drainer sink unit. Range of base and drawer units with working surfaces over and matching range of wall mounted cupboards. Built in double oven and four ring electric hob with extractor over. Oil fired boiler for central heating.

SITTING ROOM 18'8" x 12'2" (5.70 m x 3.70 m) Two radiators, double glazed window facing into conservatory, and part glazed door leading into conservatory.

CONSERVATORY Of double glazed construction with windows and door to garden.

BEDROOM ONE 10'11" x 10'6" (3.34 m x 3.21 m) Double glazed window to front aspect, radiator and built-in wardrobes.

BEDROOM TWO 13'1" x 10'10" (4.00 m x 3.30 m) Double glazed window to rear aspect, radiator.

BATHROOM Panel bath with hand shower attachment over and electric shower, pedestal wash basin, low level WC.

REAR GARDEN Gated pedestrian access, patio area and laid to lawn. Oil tank.

GARAGE with up and over door, personal door from rear garden, light and power.

FRONT EXTERIOR Gravelled driveway leading to single GARAGE. Gated access leading to corner garden which is mainly laid to lawn.

Tenure The property is freehold.

Council Tax Band C **EPC** E (45/84)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-5531s



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.