



King Cob, Stretham, CB6 3NA

CHEFFINS

King Cob

Stretham,
CB6 3NA

- Detached 2 Bedroom Bungalow
- Driveway, Garage & Garden
- Popular Residential Location
- No Upward Chain

A detached bungalow situated in a popular residential location, being offered for sale with the benefit of no upward chain. Comprises entrance hall, kitchen, lounge/dining room, 2 bedrooms and bathroom, together with driveway, garage and gardens.



Guide Price £249,950





LOCATION

Stretham is situated approximately 4 miles from the Cathedral City of Ely and approximately 12 miles North from the University City of Cambridge. Stretham has a range of day to day village amenities with further more comprehensive facilities at nearby Ely including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Access to Cambridge, Ely and London is via the A10 which bypasses Stretham with mainline rail services to Cambridge and London situated at Ely.

ENTRANCE HALL

With door to front aspect, radiator.

LOUNGE / DINING ROOM

An L shaped room with double glazed windows to front and side aspects, open fireplace, patio doors to rear garden, 3 radiators, serving hatch through to kitchen.

BEDROOM 1

With double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to side aspect, radiator.

BATHROOM

With suite comprising panel bath with shower attachment, low level WC, pedestal hand basin, radiator, window to rear aspect.

KITCHEN

With single stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, 4-ring hob, double glazed window to rear aspect, plumbing for utilities, cupboard housing Calor Gas boiler, door leading into garage, door to rear.

OUTSIDE

A driveway leads to a single garage with metal up and over door. The garden consists of lawn with established borders containing a variety of plants and shrubs.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Ground rent - n/a

Ground Rent review period - n/a

Annual service charge amount -n/a

Service charge review period - n/a

Council tax band - C

VIEWING

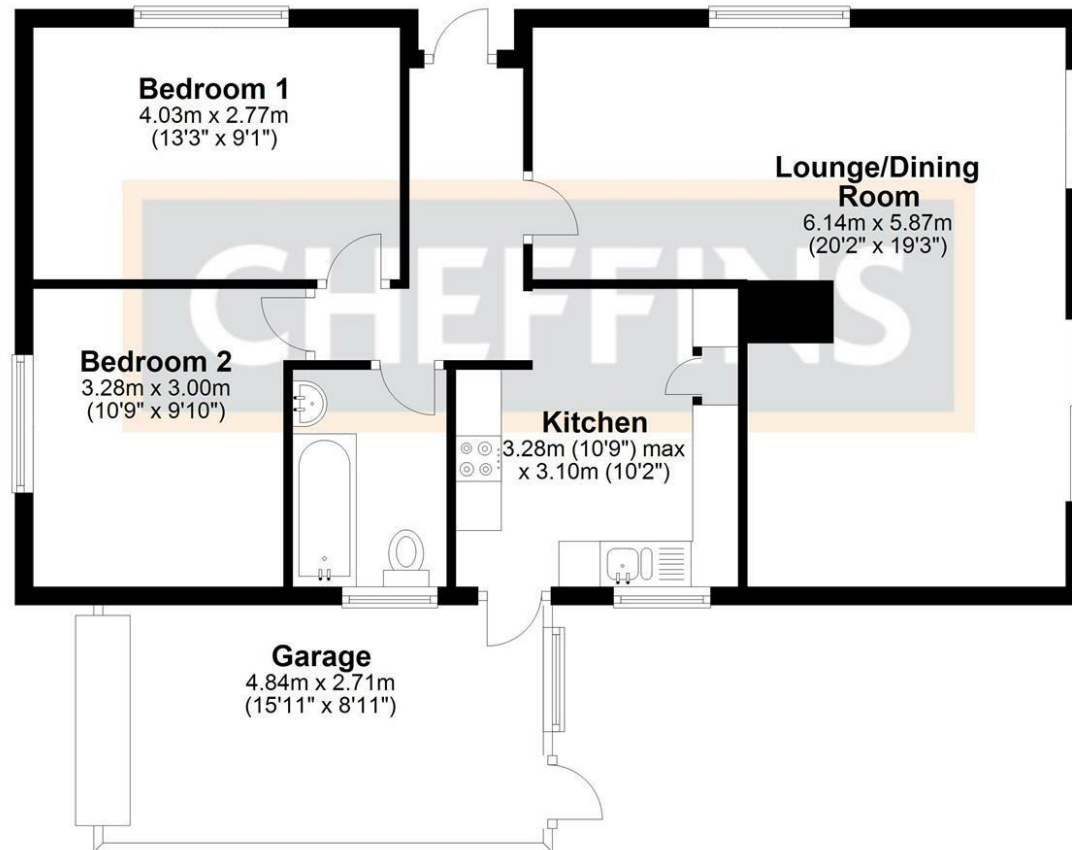
Strictly by appointment with the Agents.





Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(31-48) D		
(21-24) E		
(15-18) F		
(9-12) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £249,950

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 69.0 sq. metres (743.2 sq. feet)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.