



Kitson Gardens, Stretham, Ely, CB6 3XR

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Kitson Gardens, Stretham, Ely, Cambridgeshire CB6 3XR

A three bedroom semi-detached family home situated in a central village location close to the junior school and local amenities.

- Semi-Detached Family Home
- Open Plan Kitchen/Dining Room
- Living Room
- Three Bedrooms
- Family Bathroom
- Driveway Parking & Single Garage
- South west Facing Rear Garden

Guide Price: £299,950



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 entrance door to front aspect, radiator, staircase rising to first floor.

LIVING ROOM 19'8" x 11'8" (5.99 m x 3.56 m) with double glazed bay window to front aspect, feature bench and storage below, two radiators, double doors opening to open plan kitchen/dining room.

KITCHEN/DINING ROOM 14'7" x 11'11" (4.44 m x 3.63 m) Fitted with a matching range of wall and base units, drawers and work surfaces over, inset 1 & 1/4 stainless steel single drainer sink unit, space for freestanding cooker, stainless steel extractor hood above and glass splashback, radiator, storage cupboard, French doors opening to South west facing rear garden.

FIRST FLOOR LANDING with airing cupboard housing hot water tank and radiator.

BEDROOM ONE 14'1" x 10'3" (4.29 m x 3.12 m) with two double glazed windows to front aspect. Radiator.

BEDROOM TWO 11'9" x 8'6" (3.58 m x 2.59 m) with double glazed window to rear aspect, radiator, loft access.

BEDROOM THREE 8'1" x 6'3" (2.46 m x 1.91 m) with double glazed window to rear aspect. Radiator

FAMILY BATHROOM Fitted with a three piece suite comprising panel enclosed bath with electric shower over, low level WC and pedestal wash hand basin. Tiled splashbacks, heated towel rail, double glazed window to side aspect.

EXTERIOR To the front of the property there is a well maintained landscaped garden, adjacent driveway, which in turn leads to the single **GARAGE** with metal up & over door, light and power connected, providing ample off road vehicular parking. To the rear you'll find an attractive South west facing garden with spacious timber decking, lawn, raised vegetable allotments, personal door leading to the garage.

Tenure The property is Freehold

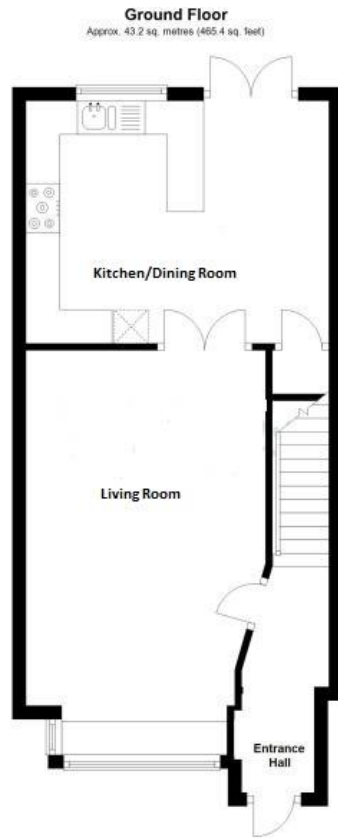
Council Tax Band C

EPC To Follow

Viewing By Arrangement with Pocock & Shaw
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Ref MJW/6868





Total area: approx. 83.4 sq. metres (897.9 sq. feet)



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. (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.