



**3 Middle Close, Stretham,  
Ely, Cambs, CB6 3HX**  
**Guide Price £205,000**



Ideal first-time purchase. Situated in a quiet cul-de-sac location in this popular village and with allocated parking spaces, this 2-bed cottage style terraced house benefits from double glazing and electric heating, open plan living on the ground floor, one double bedroom and one single bedroom.





**Living Area** - 3.76m x 2.97m (12'4" x 9'9")  
Double glazed window to the front aspect. Electric Radiator. Stairs to first floor. Understairs storage cupboard. Ceiling light point. Upvc entrance door. Open to:

**Kitchen Area** - 3.76m x 4.24m (12'4" x 13'11")  
Range of units at base and wall level with roll edge work surfaces. One and a half bowl sink with mixer tap. Tiled splash areas. Tiled floor. Space and plumbing for automatic washing machine and tumble dryer. Double glazed window to the rear aspect. Extractor fan. Fusebox. Upvc door to the rear garden. Fluorescent strip light. Electric radiator.

**Landing**  
Ceiling light point.

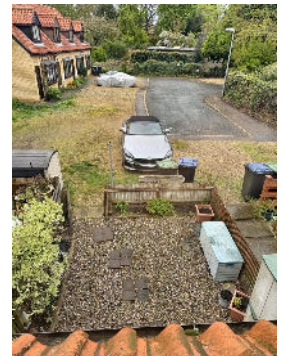
**Bedroom 1** - 3.89m x 3.35m (12'9" x 11'0")  
Double glazed window to the rear aspect. Two low level eaves storage cupboards. Electric heater. Ceiling light point.

**Bedroom 2** - 3.66m x 2.21m (12'0" x 7'3")  
Double glazed window to the front aspect. Low level eaves storage cupboards. Electric heater. Ceiling light point. Cupboard housing hot water tank with shelving.

**Bathroom** - 1.78m x 1.75m (5'10" x 5'9")  
Panelled bath. Low level WC. Pedestal wash basin. Half tiled walls Shaver socket. Access to loft space. Extractor fan. Aqualisa Electric shower over bath.

**Outside**  
Small front garden laid to slate chippings. Two steps to entrance door.  
Rear garden has area of stone/gravel with patio and timber fencing to boundary. Outside power point. Electric meter cupboard. Allocated parking spaces to the rear.

**Notes**  
Local Council is East Cambridgeshire District Council  
Council Tax band is B.  
Tenure is Freehold  
Heating is Electric



### Energy Efficiency Graph



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