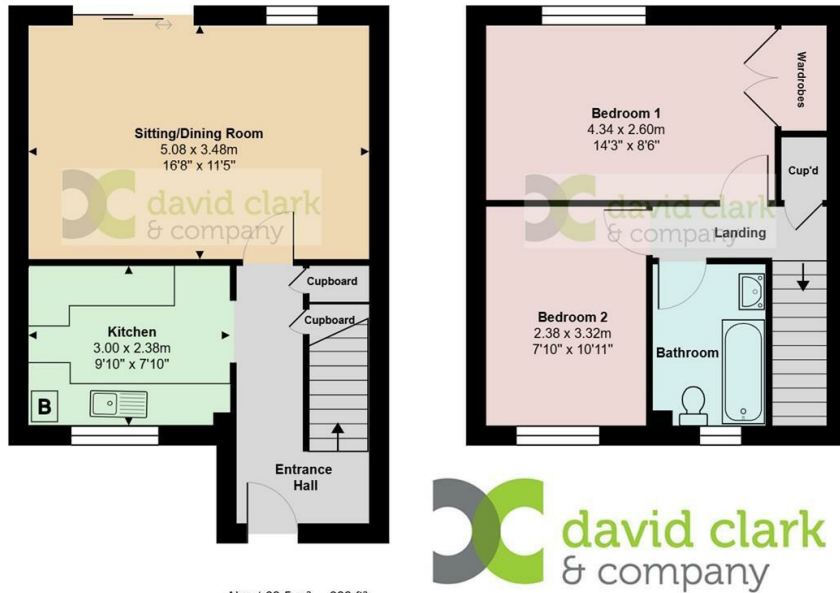


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



20 Meadow Close, Witchford, CB6 2JD
Asking Price £234,950





About 63.5 m² ... 683 ft²

All dimensions / floor plans are approximate and should not be relied upon.

- **Modern Semi-Detached House**
- **Kitchen & Sitting/Dining Room**
- **Gas Fired Radiator Heating**
- **Upvc Double Glazed Windows**
- **Ideal First Time Purchase or Investment Opportunity**
- **Well Presented Throughout**
- **2 Good Sized Bedrooms & Bathroom**
- **Off Street Parking For 2 Cars**
- **Open Plan Garden to Front**
- **Large, Established garden to Rear**

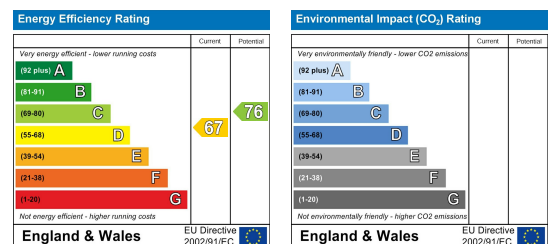


A well presented 2 bedroom semi-detached house with a wonderful, established garden and off street parking for 2 cars. An ideal first time purchase or investment opportunity, the property offers comfortable accommodation, arranged over two floors, in brief, comprising:- entrance, kitchen, and sitting/dining room at ground floor level and 2 good sized bedrooms and a bathroom at first floor level. Heating is gas fired to radiators and the windows and Upvc sealed unit double glazed. There is an open plan garden area and off road parking to front and gated side access to a large, fully enclosed garden to the rear. The Council Tax is currently Band B and the EPC rating is currently Band D.

Witchford is a popular village with schools catering for all ages, public house, large recreation ground and social club. More extensive facilities are available at nearby Ely, which also has a mainline railway station with regular services to Cambridge and London.

Directions to the property using What3Words.
 Enter the link in your browser then click on
 Waze or Google Maps:

<https://w3w.co/shrimps.guests.guard>



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.