



Main Street, Witchford, Ely CB6 2HQ

welcome to

Main Street, Witchford Ely

A much improved detached family home situated in a village location offering well proportioned accommodation throughout including modern kitchen and bathroom. open plan kitchen/dining/living area and three well proportioned bedrooms. Early viewing highly recommended.

Entrance Porch

5' 9" x 5' 8" (1.75m x 1.73m)

With radiator and doors to:

Cloakroom

Fitted with a suite comprising low level w.c, vanity wash hand basin and double glazed window to side.

Living Room

20' 1" x 12' 5" (6.12m x 3.78m)

With radiator, fire place with wood burner, double glazed windows to front and side aspects, steps up to:

Dining Area

12' 1" x 8' 8" (3.68m x 2.64m)

With radiator, stairs leading to first floor with study/storage alcove beneath, double glazed window to rear aspect and opening to:

Kitchen

12' 1" max x 10' 1" max (3.68m max x 3.07m max)

With recently updated base units and drawers with work surfaces over to two sides, matching wall units, island with storage drawers beneath, inset sink and drainer unit with mixer tap over, integrated appliances, spot lighting, double glazed window to rear aspect and door to rear garden.





First Floor Landing

With large storage cupboard and doors to:

Bedroom One

12' 5" x 9' 7" (3.78m x 2.92m)

With radiator, built in wardrobes and double glazed window to front aspect.

Bedroom Two

12' 5" max x 10' 1" max (3.78m max x 3.07m max)

With radiator, built in wardrobe and double glazed window to front aspect.

Bedroom Three

9' 7" x 9' 1" (2.92m x 2.77m)

With radiator and double glazed window to rear aspect.

Bathroom

Modern and stylish four piece suite comprising shower enclosure, free standing bath tub with central tap, low level w.c, pedestal wash hand basin with mixer tap, spot lighting, part tiled and double glazed window to rear.

Outside

The front and side of the property is block paved to offer off road parking and leads to the garage. Gated access leads to the rear garden which has an initial block paved patio area opening to a artificial grass lawn , fully enclosed and pedestrian access to the garage.



view this property online williamhbrown.co.uk/Property/ELY110006



welcome to

Main Street, Witchford, Ely

- Detached Family Home
- Village Location
- Three Good Size Bedrooms
- Modern Open Living
- Stylish Updated Bathroom

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

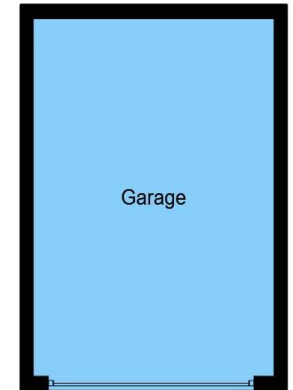
£340,000



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/ELY110006



Property Ref:

ELY110006 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk