



Main Street, Witchford, Ely, Cambridgeshire CB6 2HQ

www.pocock.co.uk



Main Street, Witchford, Ely, Cambridgeshire CB6 2HQ

A charming Grade II Listed thatched semi-detached cottage with extensive parking and large rear garden which lies in the heart of this sought after village location.

- Grade II Listed Cottage
- Kitchen/Dining Room with Exposed Beams
- Living Room with Quarry Tiled Floor
- Ground Floor Four Piece Bathroom
- Utility Room
- Two Bedrooms
- Extensive Off Road Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £320,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely, a primary school, village college, public house, Chinese takeaway, post office/store and garage in the village.

KITCHEN/DINING ROOM 15'9" x 14'10" (4.80m x 4.52m) with entrance door from front, multi-paned window to front and radiator. Range of matching base units with inset butler style sink having tiled splashbacks. Recess for range style cooker with cupboards either side, built-in shelved cupboard/pantry and further built-in storage cupboard. Exposed beams to ceiling, wood effect flooring, door to utility and door to staircase rising to first floor.

LIVING ROOM 15'9" x 11'10" (4.80 m x 3.61 m) Dual aspect room with multi-paned window to front, window to rear and door to rear garden. Quarry tiled floor, cupboard with side of a fireplace (not in use) with a raised tiled hearth and exposed brick surround. Radiator.

UTILITY ROOM 9'10" x 7'1" (3.00 m x 2.16 m) with door to garden and door to bathroom. Quarry tiled flooring, base unit with appliance space either side and shelves over.

BATHROOM with double glazed window to side. Suite in white comprising WC, pedestal wash hand basin, corner shower cubicle with fixed drencher and separate hand attachment and roll top bath with claw and ball feet. Radiator.

FIRST FLOOR LANDING with doors to both bedrooms.

BEDROOM ONE 13'1" x 12'7" (4.00 m x 3.83 m) from wall to chimney breast, plus recesses on either side. Window to rear overlooking the garden, stripped wood flooring, exposed beam. Radiator.

BEDROOM TWO 14'3" x 13'1" (4.35 m x 4.00 m) with sash window to side. Exposed beams, stripped flooring and radiator.

EXTERIOR Adjacent to the property is a gravelled driveway which in turn leads and opens up at the rear, providing off street parking for several vehicles. Beyond this the garden is predominantly laid to lawn enclosed by timber panel fencing. Shed/outbuilding.

Tenure The property is Freehold

Council Tax Band C

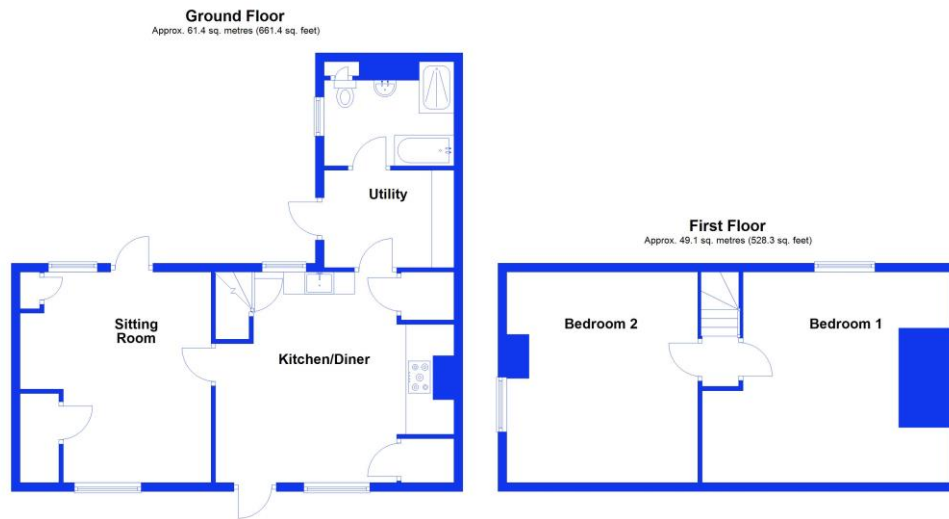
EPC Exempt

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091

Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD/6979





Total area: approx. 110.5 sq. metres (1189.7 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.