



Main Street, Witchford, Ely, Cambridgeshire CB6 2HT

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A spacious semi-detached period property comprising lounge, separate dining room opening into modern kitchen, utility, cloak room, two double bedrooms and modern bathroom together with driveway, garage and rear garden. The property is offered for sale with no upward chain and has the benefit of gas central heating and double glazed windows.

- Two Reception Rooms
- Modern Kitchen & Utility Room
- Two Double Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Driveway Parking & Garage and
- Rear Enclosed Garden
- Village Location
- No Upward Chain

Guide Price: £269,950



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.

LOUNGE 13'10" x 12'8" (4.21 m x 3.85 m) with entrance door and double glazed window to front aspect, staircase rising to first floor, feature wood burning stove with timber surround, radiator.

DINING ROOM 13'10" x 8'0" (4.21 m x 2.45 m) with double glazed window to side aspect, radiator, archway into:-

KITCHEN 9'11" x 8'6" (3.02 m x 2.58 m) Fitted with a modern range of wall mounted and base units with drawers and quartz work surfaces over. Inset butler sink, integrated fridge, electric oven, Bosch induction hob and extractor hood, radiator, double glazed window to side aspect.

REAR LOBBY with door to rear garden.

UTILITY/CLOAKROOM 8'0" x 4'11" (2.45 m x 1.49 m) Modern base units with work surfaces and inset stainless steel sink unit and drainer. Plumbing for washing machine, space for tumble dryer, low level WC, double glazed window to rear aspect and heated towel rail.

FIRST FLOOR LANDING with cupboard housing gas fired central heating boiler, radiator.

BEDROOM ONE 12'1" x 10'0" (3.68 m x 3.05 m) with double glazed window to rear aspect, radiator.

BEDROOM TWO 13'10" x 9'0" (4.21 m x 2.74 m) with double glazed windows to front and side aspects, radiator.

BATHROOM with modern suite comprising low level WC, pedestal wash hand basin, panel bath with shower over, built-in cupboard, access to loft, double glazed window to side aspect and radiator.

EXTERIOR To the side of the property there is gated access into the driveway which in turn leads to the garage with metal up and over door. Beyond the garage is a lawned garden which is fully enclosed and offers a good degree of privacy together with having a timber built storage shed.

Tenure The property is Freehold

Council Tax Band C

EPC C (46/85)

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Ref CWH-7178





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. All measurements are approximate. (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.