



Main Street, Witchford, Ely, Cambridgeshire
CB6 2HQ

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This three-bedroom detached family home is situated in the heart of a popular village, within walking distance of local schools and village amenities. The property offers three well-proportioned bedrooms, two spacious reception rooms, and a well-equipped kitchen, spacious driveway and converted garage. No upward chain.

- Entrance Hall & Cloakroom
- Living Room & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Off Road Parking & Converted Garage
- Rear Garden
- No Upward Chain

Guide Price: £345,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway.

ENTRANCE HALL Door to front aspect and door through to lounge. Door to:-

CLOAKROOM Comprising low-level WC and wash hand basin.

SITTING ROOM 18'3" x 12' (5.56m x 3.66m) Dual aspect room with double glazed windows to front and side aspect.

DINING ROOM 12'6" x 8'10" (3.81m x 2.71m) With double glazed patio doors leading to rear garden.

KITCHEN 12'6" x 9' (3.81m x 2.75m) Fitted with a range of matching units, including wall mounted units, base units and drawers. Space for a Range Master style cooker with extractor hood above. Stainless steel sink and drainer. Plumbing for utilities and space for a freestanding American style Fridge Freezer. Door and double glazed window to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 12' x 11'1" (3.66m x 3.38m) Double glazed window to front aspect. Radiator.

BEDROOM TWO 10'9" x 9'2" (3.27m x 2.80m) Double glazed window to rear aspect. Radiator. Fitted built in wardrobes.

BEDROOM THREE 8'11" x 6'10" (2.72m x 2.08m) Double glazed window to front aspect.

BATHROOM Suite comprising panel bath with shower above, low-level WC and wash hand basin. Double glazed window.

EXTERIOR The property benefits from ample off-road vehicle parking and a single **GARAGE** 15'5" x 8'2" (4.69m x 2.50m) that has recently been converted as additional living space. Rear garden consisting of lawn and paved patio.

Tenure The property is freehold

Council Tax Band C **EPC** To follow.

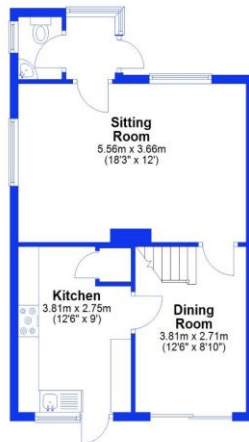
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Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref CWH-7332





Ground Floor
Approx. 57.4 sq. metres (617.6 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.0 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. 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.