



Main Street, Prickwillow, Ely, Cambridgeshire CB7 4UN

www.pocock.co.uk



Main Street, Prickwillow, Ely, Cambridgeshire, CB7 4UN

A three-bedroom detached cottage overlooking the River Lark and situated in the heart of the idyllic village, this home does require modernisation and is offered for sale with No Upward Chain.

- Detached Cottage
- Idyllic Location Overlooking River Lark
- Entrance Hallway
- Kitchen
- Sitting Room
- Conservatory
- Study
- Three Bedrooms
- Main Bathroom
- Enclosed Garden & Allotment

Guide Price: £210,000



PRICKWILLOW is a small village situated about 4 miles from Ely adjacent to the River Lark.

ENTRANCE HALL UPVC door leading to hallway with single radiator. Stairs leading to first floor.

SITTING ROOM UPVC window to front aspect. Single radiator, vinyl flooring and double doors leading to;

CONSERVATORY With UPVC windows and patio doors opening to rear. Ceramic tiled flooring.

STUDY With UPVC window to front aspect. Double radiator.

KITCHEN/DINING ROOM With UPVC window to rear aspect. Fitted with a range of base and wall units with worktop space over, 1 1/2 sink with mixer tap, double radiator and useful understairs storage cupboard. Vinyl flooring, single radiator, built-in oven and grill and space for fridge. Personal door in turn leading to the side lobby.

FIRST FLOOR LANDING With UPVC window to side aspect. Access to loft.

BEDROOM ONE With UPVC window to front aspect and views over-looking the River Lark.

BEDROOM TWO With UPVC window to front aspect. Single radiator.

BEDROOM THREE With two UPVC windows to rear aspect. Single radiator.

BATHROOM Fitted with a two-piece suite comprising wash hand basin and bath with an electric shower over, tiled splash back and single radiator. Opaque UPVC window to rear aspect.

EXTERIOR There are steps down to the side lobby area and an established front and rear garden. The rear garden is mainly laid to lawn with plant and shrub borders, a raised patio area and an allotment to the rear.

Tenure The property is Freehold

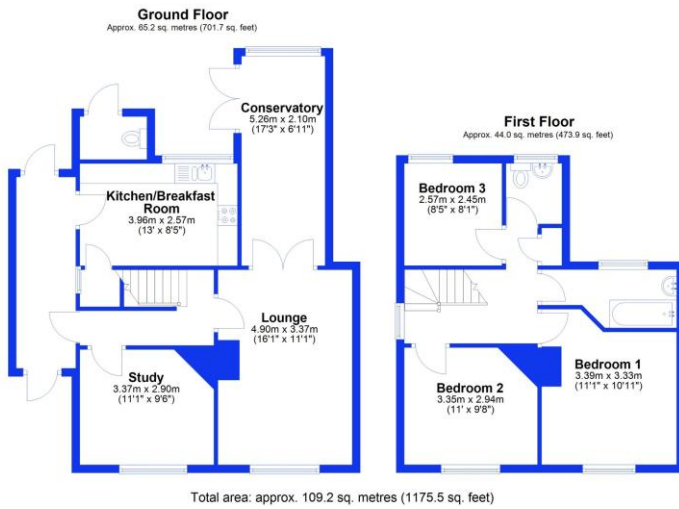
Council Tax Band

EPC (40/48)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7486





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.