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17 Clover End, Witchford, CB6 2XD

Situated on a popular highly regarded residential development, this terraced home has accommodation comprising entrance hall, kitchen, lounge/dining room, 2 bedrooms and bathroom, together with a fully enclosed garden and parking. The property also benefits from double glazing and gas central heating.

- Modern Terraced Home
- 2 Bedrooms
- Gas Central Heating
- Double Glazing
- Garden & Parking
- Ideal First Time Purchase / Investment Opportunity

£195,000



LOCATION

Witchford is situated approximately 2 miles West of Ely on the A.142. Witchford has a range of day to day amenities and facilities, together with a secondary college. Ely provides a full range of shopping, sporting and domestic facilities, together with a mainline rail service via Cambridge (15 miles) and London.



ACCOMMODATION with approximate room sizes.

ENTRANCE HALL

With door to front aspect, tiled floor, access to the kitchen and lounge/dining room, radiator.

KITCHEN

8' x 7' 7" (2.44m x 2.31m)

With single sink unit and drainer, fitted with a range of matching units and complementary work surfaces





including base units, wall mounted units and drawers, fitted oven, hob and extractor fan, plumbing for washing machine/dishwasher, double glazed window to front aspect, vinyl flooring.

LOUNGE

15' 5" x 11' 9" (4.7m x 3.58m)

With tiled floor, French doors to rear garden, stairs to first floor, television point, radiator.

FIRST FLOOR LANDING

BEDROOM 1

12' x 11' 9" (3.66m x 3.58m)

With double glazed window to rear aspect, television point, radiator.

BEDROOM 2

12' x 5' 8" (3.66m x 1.73m)

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand basin, panelled bath with shower attachment.

OUTSIDE

To the front of the property there is a lawned garden with mature shrub borders. To the rear there is a fully enclosed garden which is predominantly lawned with patio area and gated access to an allocated parking space.

VIEWING

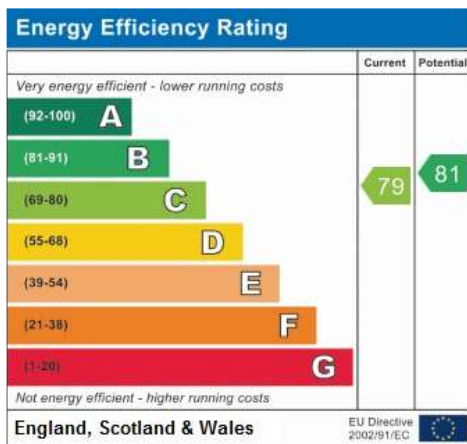
Strictly by appointment with the Agents.





Energy Rating

The graphs below show the property's Energy Efficiency and Enviromental Impact Ratings.



Council Tax Band:

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.