



**Manor Court Road, Witchford, Ely, Cambridgeshire CB6 2JW**

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## Manor Court Road, Witchford, Ely, Cambridgeshire CB6 2JW

An opportunity to purchase a semi-detached bungalow, available for those aged over 55 only, situated within a small scheme of similar properties in this popular village location and with the benefit of no upward chain.

- Semi-Detached Bungalow
- Lounge/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Over 55's or Registered Disabled Only
- 24 Hour Alarm Monitoring System
- No Upward Chain

**Guide Price: £120,000**



**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** with entrance door to front aspect, built-in airing cupboard housing hot water cylinder.

**LOUNGE/DINING ROOM** 15'4" x 10'10" (4.67m x 3.29m) with double glazed patio doors opening to rear patio area. Radiator.

**KITCHEN** 11'2" x 6'9" (3.40 m x 2.05 m) with double glazed window to front aspect. Fitted with a matching range of wall and base units with work surfaces over and tiled splashbacks. Inset single drainer sink unit with mixer tap over. Inset four ring gas hob and built-in double oven/grill. Wall mounted gas boiler, plumbing and space for washing machine.

**BEDROOM ONE** 12'1" x 9'8" (3.69 m x 2.94 m) with double glazed window to rear aspect. Built-in storage cupboard and radiator.

**BATHROOM** with double glazed window to front aspect. Three piece suite comprising panel enclosed bath with shower attachment over, low level WC and wash hand basin. Tiled splashbacks.

**EXTERIOR** Front gravelled garden area with shrubs overlooking communal green area. Rear enclosed garden which is predominantly laid to lawn with a patio area directly from the property.

**TENURE** The property is leasehold – lease commenced in 1987 for 125 years with 86 years remaining. Communal Service Charges and Ground Rent Charges of approximately £148 per month.

**Council Tax** Band A

**EPC** C (69/78)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW-7411



### Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 43.4 sq. metres (466.7 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.