

**Main Street, Witchford, Ely CB6 2HQ**

Pocock + Shaw

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## Main Street, Witchford, Ely, Cambridgeshire CB6 2HQ

A two double bedroom semi-detached house, in need of updating, set on a good size plot with countryside views and the benefit of no upward chain.

- Semi-Detached House
- Entrance Hall
- Living Room
- Kitchen
- Rear Lobby
- Bathroom & Separate WC
- Two Bedrooms
- Front & Rear Gardens
- No Upward Chain

## Guide Price: £180,000









**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** Entrance door with glazed insets, staircase rising to first floor, door to:-

**LOUNGE/DINING ROOM** 14'0" x 10'1" (4.26m x 3.06m) maximum measurements. Dual aspect room with windows to front and rear. Two radiators.

**KITCHEN** 9'6" x 8'5" (2.88 m x 2.57 m) With window to front. Matching wall and base units with inset single drainer sink unit with tiled splashbacks, radiator, door through to:-

**REAR LOBBY** Access to understairs cupboard. Doors to garden, bathroom and separate WC.

**BATHROOM** With window to side.

**SEPARATE WC** With window to rear.

**FIRST FLOOR LANDING** With window to rear. Radiator.

**BEDROOM ONE** 14'0" x 9'10" (4.26 m x 3.01 m) With windows to front and rear from which there are wonderful far reaching views beyond the garden over farmland and paddocks. Radiator.

**BEDROOM TWO** 14'0" x 9'7" (4.26 m x 2.91 m) Dual aspect, enjoying the same views to the rear with two radiators and a cupboard housing a hot water cylinder with two linen shelves above.

**EXTERIOR** The property is set back from the road behind a good size frontage which is laid to lawn. The rear garden has great potential and backs onto paddocks and farmland. There is currently one boundary which has not been fully fenced. The garden is mainly grassed and there also three storage sheds in a shared outbuilding.

**Tenure** The property is Freehold

**Council Tax** Band B **EPC** F (23/71)

**Viewing** By Arrangement with Pocock & Shaw
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**Ref** GVD-7471

















Total area: approx. 62.2 sq. metres (669.2 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.

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