



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

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

A delightful two double bedroom detached bungalow with garage and parking situated in this popular village location. No upward Chain.

- Detached Bungalow
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Two Double Bedrooms
- Shower Room & Separate WC
- Integral Garage & Parking
- Front & Rear Gardens
- No Upward Chain

**Guide Price: £330,000**





**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 UPVc entrance door and double glazed side window to front.

**SITTING ROOM** 14'3" x 12'2" (4.35 m x 3.72 m) with double glazed window to front, radiator, two wall light points.

**KITCHEN/BREAKFAST ROOM** 17'7" x 11'2" (5.37 m x 3.41 m) with two double glazed windows to rear. Fitted with a matching range of wall and base units with drawers, work surfaces over with matching upstands and tiled splashbacks. Pull out pantry style cupboard and two carousel units. Inset single drainer sink unit with mixer tap. Integrated appliances include four ring gas hob with stainless steel extractor hood over, eye level oven and grill, dishwasher and fridge. Radiator and door to:-

**UTILITY ROOM** 8'10" x 7'2" (2.68 m x 2.18 m) with double glazed window to rear and door to garage. Fitted with matching wall and base units with worksurfaces over, inset single drainer sink unit with mixer tap. Space and plumbing for washing machine, two further under counter appliance spaces, built-in double door storage cupboard and further cupboard housing the gas fired boiler serving the central heating and hot water systems.

**BEDROOM ONE** 13'2" x 11'2" (4.01 m x 3.41 m) with double glazed window to rear. Two built-in double wardrobes with hanging rails. Radiator.

**BEDROOM TWO** 12'2" x 11'6" (3.72 m x 3.51 m) with double glazed window to front. Radiator.

**SHOWER ROOM** with opaque double glazed window to front. Fitted with a double walk in shower cubicle (1.65m wide) and vanity unit with wash hand basin over. Heated towel rail, tiled splashbacks, extractor fan and wall mounted cabinet.

**SEPARATE WC** with opaque double glazed window to front. Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashbacks.

**EXTERIOR** To the front of the property is a gravelled frontage with path leading to the front door. Parking areas in front of garage and to the side in front of the shed. The fully enclosed rear garden is mainly laid to lawn with a variety of plant and shrub borders, patio area and timber shed.

**GARAGE** 24'1" x 8'8" (7.33 m x 2.63 m) with two windows to side, electric and power connected, wall mounted fuse box and electric up and over roller door.

**AGENTS NOTE** Section 21 of the Estate Agents Act requires an estate agent to disclose to prospective purchasers that a connected person has a personal interest in the sale of a property. ... The Act covers anyone who, in the course of business, is engaged in 'estate agency work'. Please note that one of the homeowners is a member of the Pocock + Shaw Ely team.

**Tenure** The property is freehold

**Council Tax** Band C      **EPC** C (71/78)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** GVD-7289







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.