



44 Shire Way, Witchford
Ely

RICHARD
BOOTH
ESTATE AGENTS 

Offers Over £290,000

44 Shire Way

Witchford, Ely

Situated in a quiet cul-de-sac this modern semi detached house comprises entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms and bathroom. Outside there is a low maintenance rear garden and a driveway to the front. This is an ideal first time purchase and viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC: B

- Modern Semi Detached
- Ideal First Time Buy
- 3 Bedrooms
- Kitchen/Diner With Fitted Appliances
- Separate Lounge
- Driveway To Front
- Easily Maintained Garden
- Quiet Cul-De-Sac



Entrance Hall

With door to front, stairs to first floor, radiator.

Cloakroom

With double glazed window to front, pedestal hand wash basin, low level WC, radiator.

Lounge

With double glazed window to front, television point, understairs cupboard, radiator.

Kitchen/Diner

With double glazed window and French doors to rear, fitted with a range of wall and base level units and drawers with matching worksurfaces, stainless steel sink unit and drainer, built in electric oven, gas hob and extractor hood, integrated fridge/freezer and dishwasher, plumbing for washing machine, cupboard housing gas fired boiler, radiator.

First Floor Landing

Built in cupboard, access to loft which is boarded and has truss shelving and a light.

Bedroom 1

With double glazed window to rear, radiator.

Bedroom 2

With double glazed window to front, radiator.

Bedroom 3

With double glazed window to rear, radiator.

Bathroom

With double glazed window to front, low level WC, pedestal hand wash basin, bath with rain head shower above, heated towel rail.

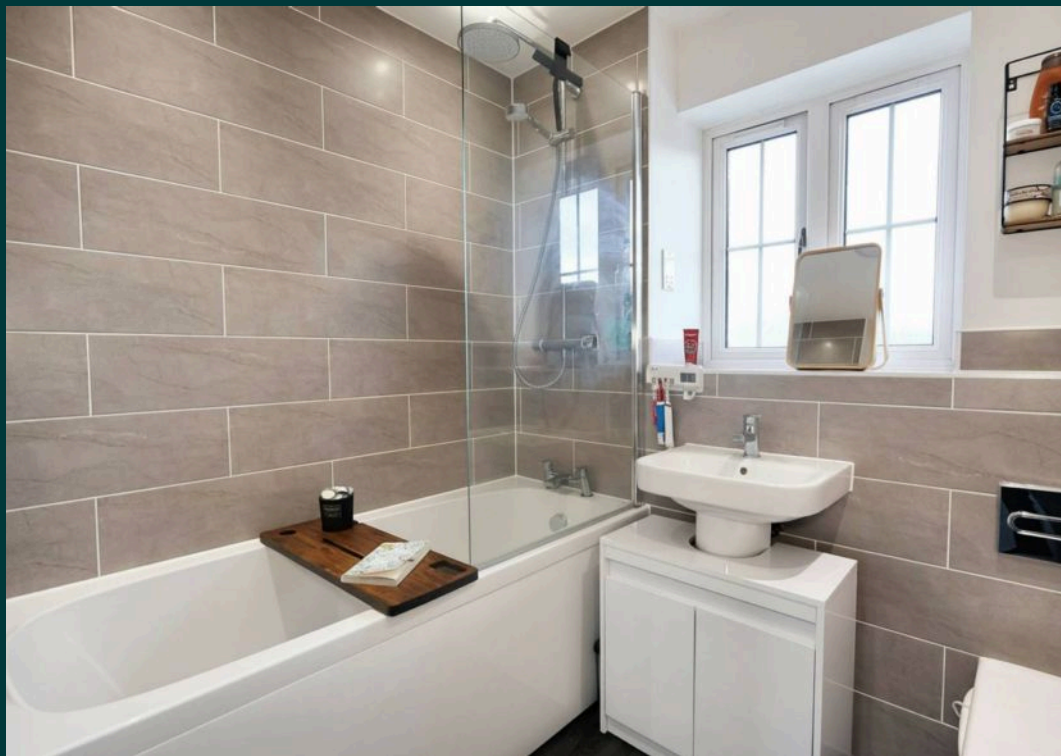


GARDEN

A path shared with the neighbour leads to the rear garden which has an extended patio leading onto an artificial lawn together with having a garden shed. There is also an outside power supply and garden tap.

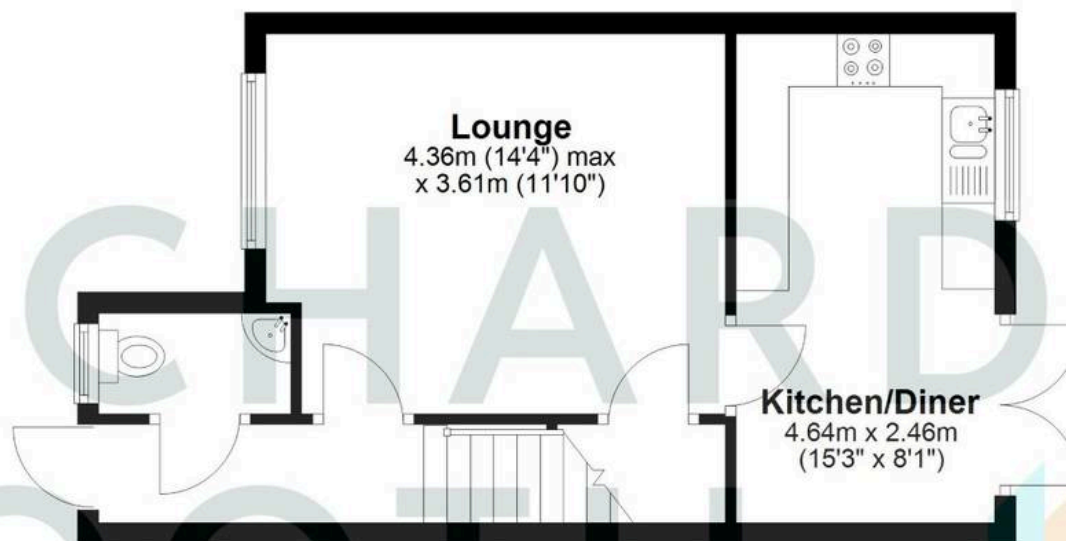
To the front of the house there are two side by side parking spaces.





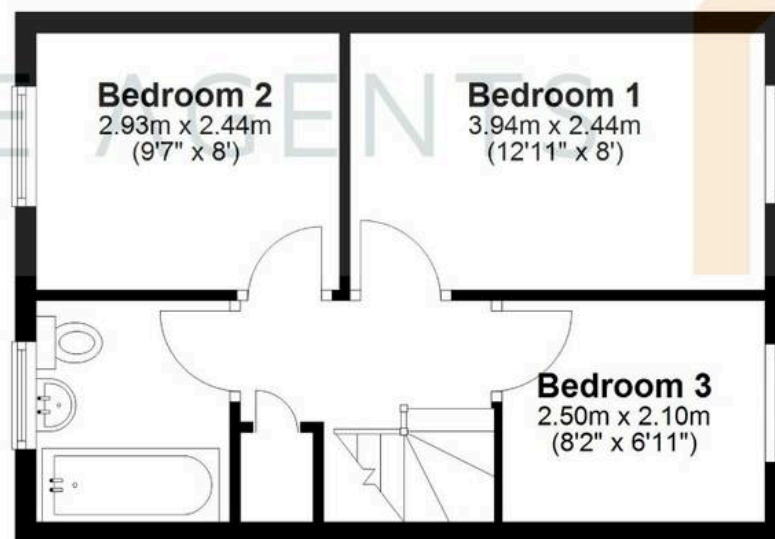
Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.1 sq. feet)



Richard Booth Estate Agents

Ely

01353 521267

info@richardbooth.org

richardbooth.org

These particulars are for guidance only and do not form part of any contract. Descriptions, measurements, and details are given in good faith but should not be relied upon as fact; buyers must verify accuracy themselves. No employee is authorised to make representations or warranties regarding this property. Measurements are approximate, and floor plans, photos, fixtures, and fittings are illustrative only.

