



33 Manor Close, Witchford
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£275,000

33 Manor Close

Witchford, Ely

An extended terraced home located close to the secondary school and comprising entrance hall, lounge, spacious kitchen/dining room, ground floor bedroom 4 with ensuite or an additional reception room, 3 first floor bedrooms, bathroom and front and rear gardens.

The property is situated within a cul-de-sac and fronting onto a green area and to fully appreciate the space on offer a viewing is recommended.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Terraced Home
- 3/4 Bedrooms
- 3 First Floor Bedrooms
- Ground Floor Bedroom 4 With Ensuite, Or Extra Reception Room/Study
- Spacious Kitchen/Dining Room & Lounge
- Front & Rear Gardens
- Close To Secondary School





Entrance Hall

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

Lounge

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

Kitchen/Diner

With double glazed window to rear, fitted with a range of wall and base level units, drawers and worksurfaces, sink unit and drainer, plumbing for washing machine and dishwasher, built in electric oven, hob and extractor hood, radiator.

Rear Hall

With door to rear garden and access to covered and enclosed passageway which provides excellent storage and a door to the front.

Bedroom 4/Reception Room

With double glazed window to rear, wash basin, radiator.

En-suite

With low level WC and shower cubicle.

Landing

Bathroom

With double glazed window to rear, low level WC, wash basin, bath with shower above, heated towel rail.

Bedroom 1

With double glazed window to front, built in wardrobe, radiator.

Bedroom 2

With double glazed window to rear, radiator.

Bedroom 3

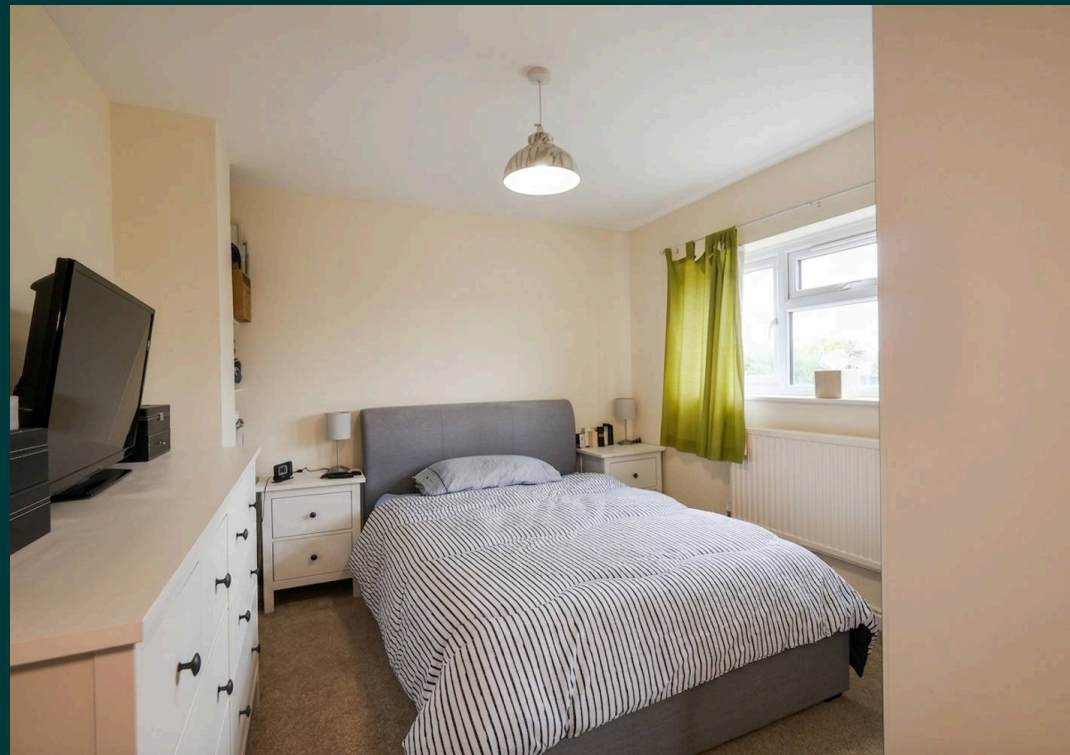
With double glazed window to front, built in wardrobe, radiator.

Outside

To the front and rear there are lawned gardens.

Whilst there is no dedicated parking for the property, there is ample shared parking to the front and within the cul-de-sac.





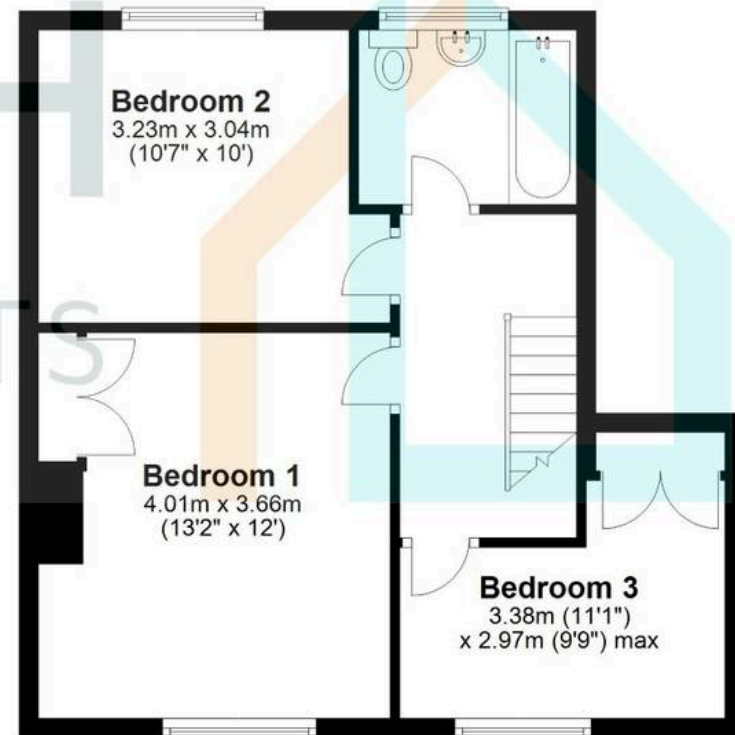
Ground Floor

Approx. 64.5 sq. metres (693.9 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 109.0 sq. metres (1173.6 sq. feet)



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