



**Briars End, Witchford, Ely, Cambridgeshire CB6 2GA**

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## Briars End, Witchford, Ely, Cambridgeshire CB6 2GA

A well-appointed terraced house situated in a popular residential development with accommodation comprising entrance hall, cloakroom, kitchen, living/dining room, three bedrooms and bathroom together with an enclosed garden, driveway and garage.

- Entrance Hall
- Downstairs Cloakroom
- Kitchen
- Living/Dining Room
- Three Bedrooms
- Family Bathroom
- Enclosed Southwest Facing Rear Garden
- Driveway Parking & Garage
- Popular Village Location

**Guide Price: £275,000**



**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 door to front aspect, wood flooring, staircase rising to first floor and understairs storage cupboard.

**DOWNSTAIRS CLOAKROOM** with low level WC, pedestal wash hand basin, radiator and double glazed window to front aspect.

**KITCHEN** 9'2" x 7'7" (2.80 m x 2.31 m) with circular stainless steel sink unit and drainer, fitted with a range of matching base and wall units and drawers. Fitted with an electric oven, four-ring hob and extractor hood above. Space for a free-standing fridge/freezer, plumbing for washing machine and dishwasher. Double glazed window to front aspect.

**LIVING/DINING ROOM** 16'5" x 15'5" (5.01 m x 4.70 m) 'L' shaped room with two radiators and wood flooring. Double glazed window and patio doors to rear garden.

## FIRST FLOOR LANDING

**BEDROOM ONE** 13'4" x 10'0" (4.07 m x 3.05 m) with two double glazed windows to rear aspect. Built in wardrobes and radiator.

**BEDROOM TWO** 10'2" x 7'2" (3.09 m x 2.18 m) with double glazed window to front aspect, radiator and cupboard housing the gas fired boiler.

**BEDROOM THREE** 10'9" x 7'10" (3.28 m x 2.40 m) with double glazed window to front aspect and radiator.

**FAMILY BATHROOM** with suite comprising panel bath with shower attachment, low level WC, pedestal wash hand basin and heated towel rail.

**EXTERIOR** To the front of the property you will find an open plan lawned garden with pathway leading to the front door with established shrubs and borders.

To the rear, there is a larger than average, fully enclosed garden which is predominantly laid to lawn, with paved patio and raised borders housing a variety of plants and shrubs. Gated access leads to a single garage.

**GARAGE** 16'9" x 8'2" (5.10 m x 2.48 m) with metal up and over door.





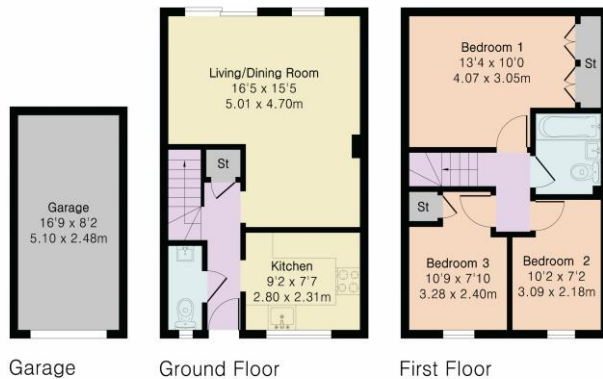


**Approximate Gross Internal Area 754 sq ft - 70 sq m  
(Excluding Garage)**

Ground Floor Area 377 sq ft - 35 sq m

First Floor Area 377 sq ft - 35 sq m

Garage Area 136 sq ft - 13 sq m



PINK PLAN  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest

<b>Tenure</b>	The property is Freehold
<b>Council Tax</b>	Band C
<b>EPC</b>	C (75/82)
<b>Viewing</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a> <a href="http://www.pocock.co.uk">www.pocock.co.uk</a>
<b>Ref</b>	CWH-7396



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.