



**Quinton Road, Witchford, Ely, Cambridgeshire
CB6 2GE**

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A charming two double bedroom modern home situated on a highly sought after development in the popular village of Witchford.

- Modern Terraced Home
- Entrance Hall & Cloakroom
- Two Double Bedrooms (One with En-Suite)
- Spacious Kitchen/Dining Room
- Sitting Room
- Enclosed Rear Garden
- Two Parking Spaces
- Village Location

Guide Price: £269,950



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, staircase rising to first floor, radiator.

SITTING ROOM 12'2" x 12'0" (3.72 m x 3.67 m) with double glazed window to front aspect. Radiator.

INNER HALL with useful under stairs storage cupboard. Door to:-

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising with low level WC, pedestal, hand wash basin and radiator.

KITCHEN/DINING ROOM

15'7" x 10'8" (4.74 m x 3.25 m) with double glazed window and French doors opening to rear garden. Fitted with a modern range of high gloss wall and base units, with drawers and work surfaces over. Inset stainless steel sink unit and drainer. Built in electric oven, gas hob and extractor hood, plumbing for washing machine and dishwasher. Cupboard housing gas fired combination boiler. Radiator.

FIRST FLOOR LANDING with access to loft.

BEDROOM ONE 11'9" x 10'6" (3.59 m x 3.20 m) with double glazed window to rear aspect. Radiator and door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising double shower cubicle, pedestal hand wash basin and low level WC. Tiled splashbacks, heated towel rail.

BEDROOM TWO 15'7" x 11'1" (4.74 m x 3.39 m) with double glazed window to front aspect, fitted wardrobe and built in cupboard, radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with shower attachment from the taps. Tiled splashbacks, heated towel rail.

EXTERIOR To the front of the property there are two parking spaces, together with a shared visitors space. A shared pathway leads to the rear where there is an enclosed garden which benefits from a south and west facing aspect and is mainly laid to lawn with a paved patio.

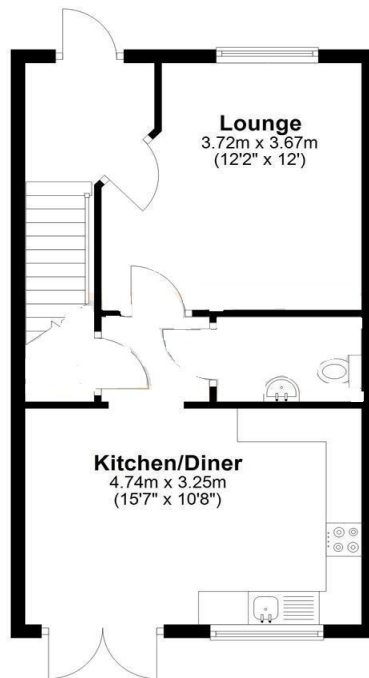
AGENTS NOTE We are informed by our client that once the development has been completed there will be a service charge in respect of the maintenance of any communal parts.





Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 sq. feet)

Tenure

The property is Freehold

Council Tax

Band C **EPC** B (86/97)

Viewing

By Arrangement with Pocock & Shaw

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

Ref

MJW - 7306

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.