



**Maude Close, Witchford, Ely, Cambridgeshire CB6 2GF**

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**Pocock + Shaw**

# Maude Close, Witchford, Ely, Cambridgeshire CB6 2GF

A lovely presented modern end of terrace three bedroom family home, which is bigger than many other similar style properties nearby. It's situated in a quiet cul-de-sac on this popular development in the village of Witchford and ideally located just a few miles from Ely and surrounded by countryside.

- 65% Shared Ownership - Full Ownership is also Available.
- Entrance Hall & Downstairs Cloakroom
- Sitting Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Gas Central Heating and Double Glazing
- Off Road Parking & Enclosed Rear Garden
- Sought After Village Location

**65% Shared Ownership: £221,000**



**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, staircase rising to first floor.

**LIVING ROOM** 15'1" x 11'7" (4.61 m x 3.52 m) with double glazed window to front aspect. Radiator and door to:-

**INNER LOBBY** with storage cupboard and sliding door to:-

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

**OPEN PLAN KITCHEN/DINING ROOM** 18'5" x 9'10" (5.62 m x 3.00 m) with double glazed window to rear and double glazed patio doors opening to rear garden. Radiator.

The KITCHEN AREA comprises a matching range of wall and base units with roll top work surfaces over and 1 & 1/2 bowl sink unit and drainer with mixer tap. Fitted electric oven with four-ring gas hob, extractor hood and light above. Plumbing for washing machine and dishwasher and additional space for an upright fridge freezer.

**FIRST FLOOR LANDING** with walk-in storage cupboard.

**BEDROOM ONE** 15'1" x 12'1" (4.60 m x 3.69 m) with double glazed window to front aspect, fitted double wardrobe, storage cupboard and radiator.

**BEDROOM TWO** 11'1" x 10'7" (3.37 m x 3.22 m) with double glazed window to rear aspect. Radiator.

**BEDROOM THREE** 10'7" x 6'11" (3.23 m x 2.12 m) with window to rear aspect, storage cupboard, radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over.

**EXTERIOR** To the front of the property is a block paved driveway provided off road parking for at least two vehicles. Gated access leads to the rear garden. The rear garden is of good size and is not directly overlooked from behind. It is predominantly laid to lawn, with a small, paved patio area and close board fencing to the boundary.

**TENURE** The property is Leasehold with 122 years remaining.  
Communal Maintenance & Service Charges – Vendor has advised there are no current charges.  
Rental Due on remaining 35% - £346.73pcm.

**Tenure** The property is Leasehold

**Council Tax** Band C      **EPC** B (85/95)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7397

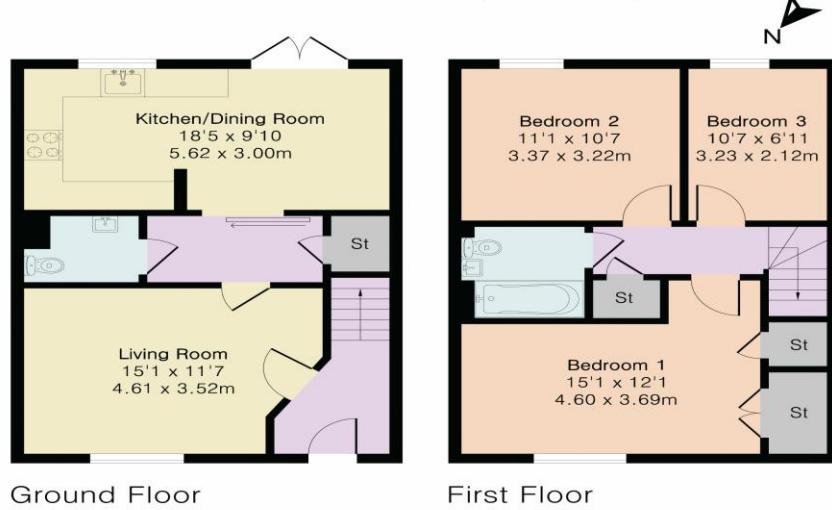




### Approximate Gross Internal Area 994 sq ft - 92 sq m

Ground Floor Area 497 sq ft - 46 sq m

First Floor Area 497 sq ft - 46 sq m



 PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

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