



Silver Street, Witcham, Ely, Cambridgeshire CB6 2LF

www.pocock.co.uk



Silver Street, Witcham, Ely, Cambridgeshire CB6 2LF

A charming two bedroom detached bungalow situated in the much sought after village of Witcham with garage and off road parking.

- Detached Bungalow
- Lounge & Kitchen
- Two Bedrooms
- Shower Room
- Oil Central Heating
- Driveway Parking & Garage
- Enclosed Rear Garden
- Village Location

Guide Price: £269,950



WITCHAM The popular village of WITCHAM lies approximately 5 miles west of Ely and only 16 miles from Cambridge. Ely provides an excellent range of facilities including shops and schooling it also has a mainline railway service to London via Cambridge (approximately 17 minutes). Facilities within the village include the church, recreation ground, public house and a 6 day a week bus service. There are an interesting variety of properties in the village which differ in both age and style with many of them being individual and detached.

ENTRANCE HALL with wall mounted fuse box, access to loft, built-in airing cupboard with slatted shelving, radiator and Karndean flooring.

LOUNGE 15'5" x 11'9" (4.69 m x 3.59 m) with bay window to front aspect, radiator, attractive brick hearth and surround with wooden plinth, Karndean flooring and radiator.

KITCHEN 10'4" x 10'0" (3.14 m x 3.06 m) With double glazed window to aspect. Fitted with an attractive range of base and wall units with work surfaces over, tiled splashbacks and 1/2 bowl stainless steel sink unit with mixer tap. Plumbing for washing machine, space for slimline dishwasher, spaces for fridge and freezer, built-in oven and grill. Ceramic tiled flooring. Personal door leading to the side of the property.

BEDROOM ONE 12'2" x 10'4" (3.72 m x 3.14 m) with window to rear aspect, radiator, fitted with a four sliding door wardrobe with hanging space, shelving and drawers.

BEDROOM TWO/DINING ROOM 12'2" x 8'7" (3.72 m x 2.62 m) Currently in use as a Dining Room with patio doors opening to the rear. Radiator and wood flooring.

SHOWER ROOM Recently fitted with an attractive three piece suite comprising low level WC, wash hand basin over vanity unit and walk-in double shower with mermaid style splashbacks. Heated towel rail, metro style tiled splashbacks and feature tiled flooring. Opaque window to rear aspect.

EXTERIOR To the front of the property is a lawned garden with driveway providing off road parking for up to 3 vehicles, which in turn leads to the garage.

The **GARAGE** 18'3" x 8'4" (5.57m x 2.54m) has a single up and over door, power and lighting with personal door to rear garden.

The rear garden is fully enclosed and offers an excellent level of privacy. Mainly laid to lawn with a variety of plant and shrub borders, timber shed and garden room.

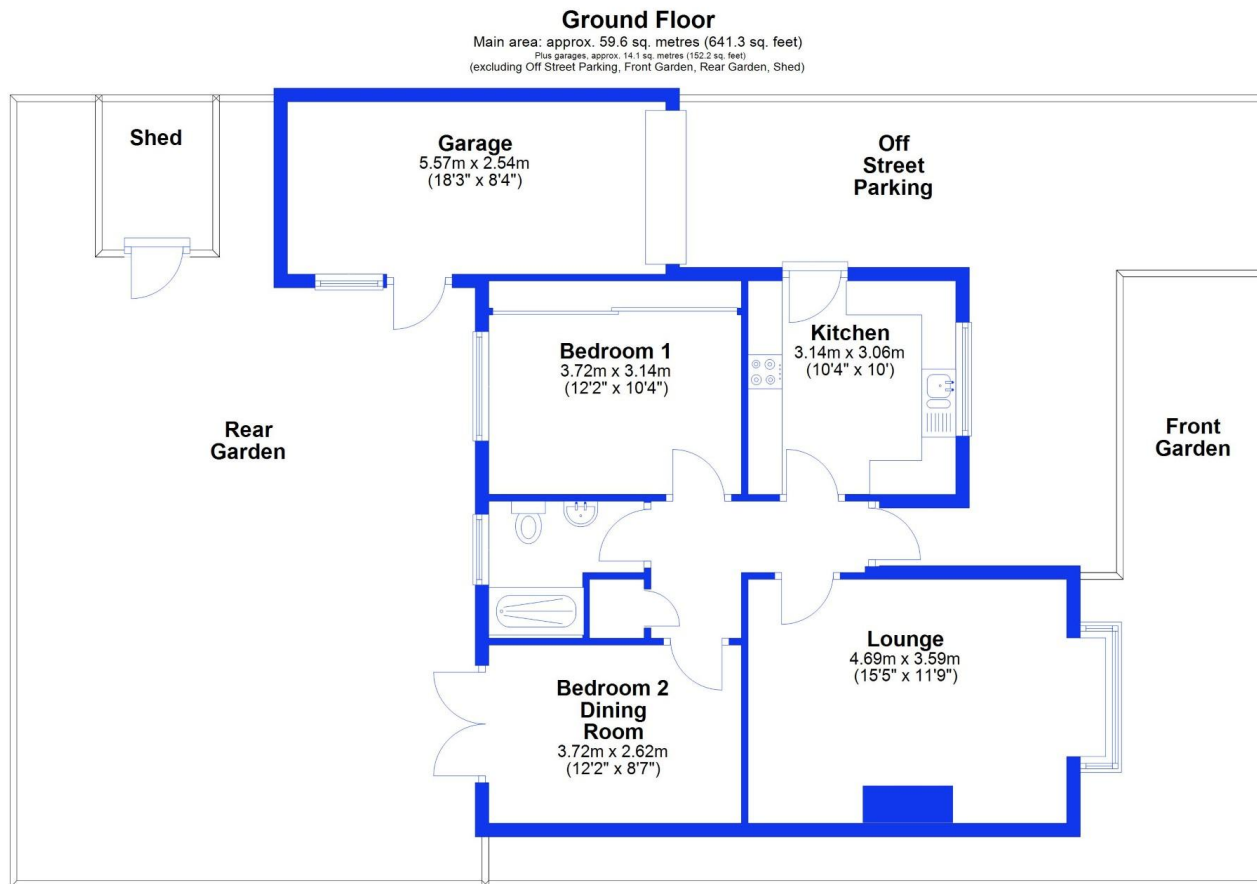
Tenure The property is Freehold

Council Tax Band C **EPC** E (40/69)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW-7437





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.