



**Marroway Lane, Witchford, Ely CB6 2HU**

**welcome to**

## **Marroway Lane, Witchford, Ely**

A well proportioned detached bungalow situated within the often requested village of Witchford offering two double bedrooms, living room, dining room with good size gardens and offered to the market with the benefit of no onward chain.

### **Entrance Hall**

With radiator, storage cupboard, loft access and doors to:

### **Living Room**

12' 8" x 12' 6" ( 3.86m x 3.81m )

With two radiators, electric fire set within contemporary surround, double glazed windows to front and side aspects, large opening to:

### **Dining Room**

8' 11" x 8' 5" ( 2.72m x 2.57m )

With radiator double glazed doors opening to rear garden and glazed sliding door to:

### **Kitchen**

11' 3" x 8' 6" ( 3.43m x 2.59m )

With a basic range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit, spaced for cooker, spaces for under counter appliances, built in storage cupboard, double glazed window to rear aspect and glazed sliding door to:

### **Utility Room**

14' 11" x 5' 10" ( 4.55m x 1.78m )

With stainless steel sink and drainer unit with storage cupboards beneath, plumbing for washing machine, wall mounted boiler, radiator, dual aspect double glazed windows to front and side, door to rear garden and door to:

### **W.C.**

With low level w.c, radiator and double glazed window to rear.





### **Bedroom One**

14' 9" x 11' 6" ( 4.50m x 3.51m )

With radiator, storage alcove with storage cupboards over and double glazed window to front aspect.

### **Bedroom Two**

11' 11" x 11' 6" ( 3.63m x 3.51m )

With radiator, wall mounted wash hand basin, built in double wardrobe and double glazed window to rear aspect.

### **Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator, part tiled walls and double glazed window to rear.

### **Outside**

To the front of the property there is a driveway providing ample off road parking and leads to the garage, the remainder of the garden is mainly laid to lawn with a selection of shrub and plant borders. To the right of the property is a further driveway and leads to gates which provides both pedestrian and vehicular access to the rear garden.

The rear garden has an initial covered patio area along the rear of the property and opens to a mainly lawned garden with a storage sheds, greenhouse and is fully enclosed.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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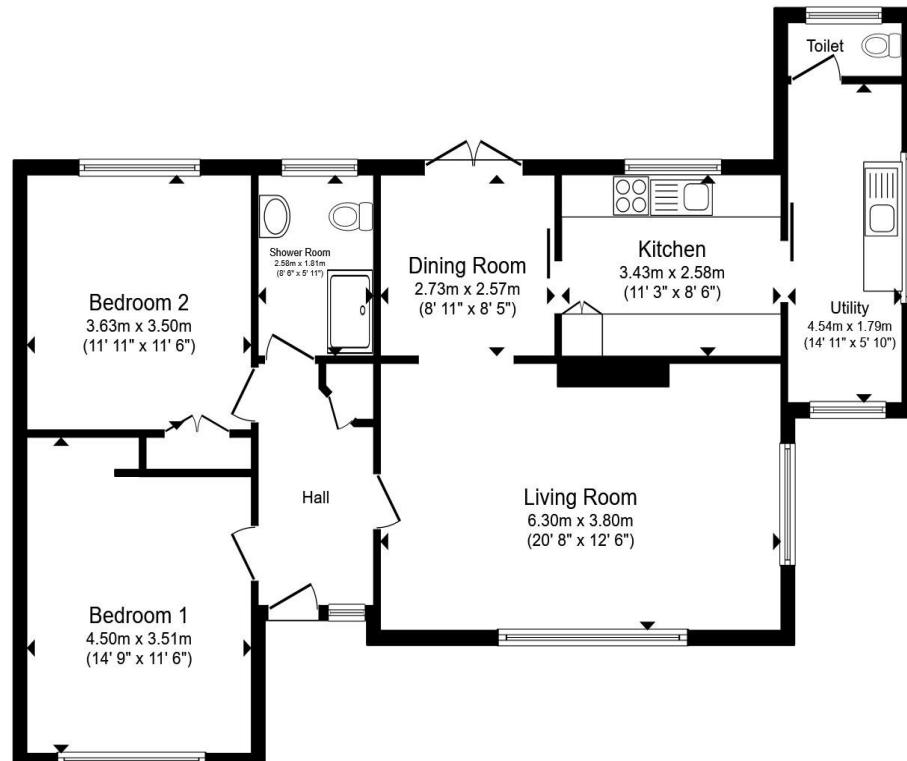
- No Onward Chain
- Village Location
- Detached Bungalow
- Well Proportioned Throughout
- Potential To Update and Improve

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

**£375,000**



Total floor area 91.8 m<sup>2</sup> (988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

ELY109932 - 0003

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