



6 Marroway Lane, Witchford
Ely

RICHARD
BOOTH
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£350,000

6 Marroway Lane

Witchford, Ely

A spacious detached bungalow situated within a superb plot of approximately ¼ of an acre (STS). The property requires modernisation and offers excellent scope for extending or redevelopment (subject to planning permission).

Comprises entrance hall, two double bedrooms, shower room, lounge, dining room, kitchen, utility and WC. Outside there is a driveway, garage and extensive lawned gardens.

No upward chain.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious Detached Bungalow
- Superb 1/4 Acre Plot (STS)
- Potential For Extension Or Redevelopment (Subject To Planning)
- 2 Double Bedrooms
- Lounge & Dining Room
- Kitchen & Utility
- Driveway & Garage
- Quiet, No Through Road
- No Upward Chain







Entrance Hall

With door to front aspect, access to loft, built in cupboard, radiator.

Bedroom 1

With double glazed window to front, fitted wardrobes, two radiators.

Bedroom 2

With double glazed window to rear, built in double wardrobe, wash basin, radiator.

Shower Room

With double glazed window to rear, shower cubicle, low level WC, wash basin, radiator.

Lounge

With double glazed windows to front and side, open fire (currently not used), two radiators.

Dining Room

With double glazed French doors to rear garden, radiator.

Kitchen

With double glazed window to rear, a range of wall and base level units, worksurfaces and drawers, sink unit and drainer, cooker space.

Utility

With base level units with worksurfaces, double glazed window to side and door to rear garden, wall mounted gas boiler, radiator.

WC

With low level WC, double glazed window to rear, radiator.

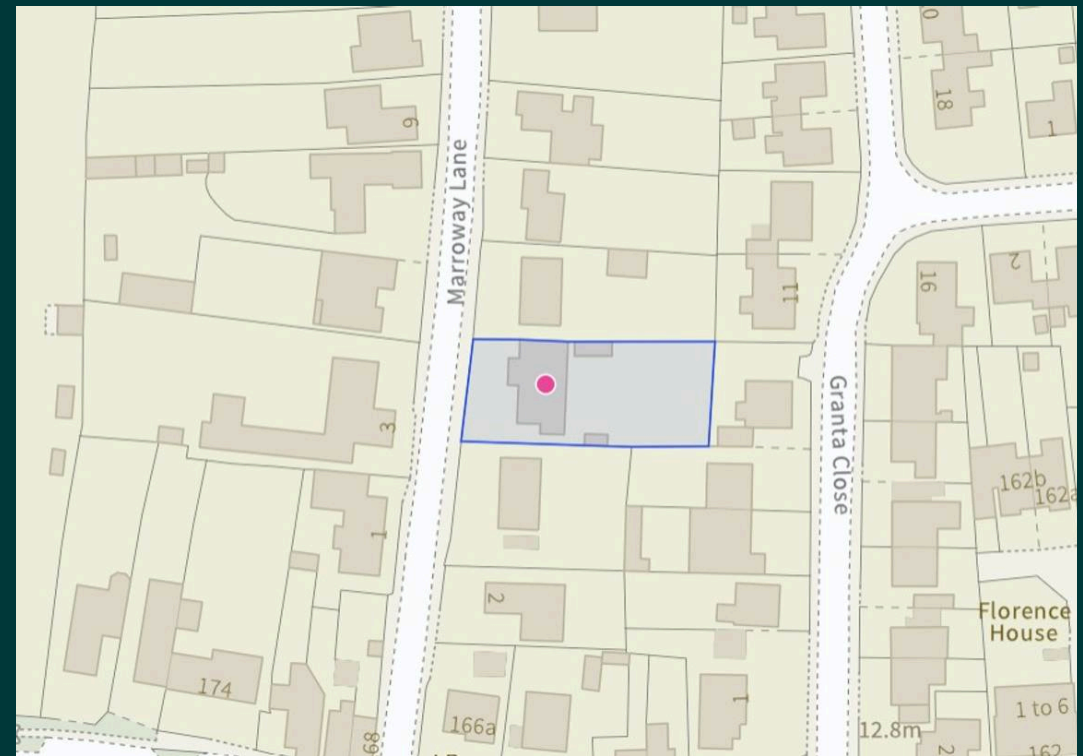
Outside

The bungalow sits within a superb 1/4 acre plot (STS) which consists mainly of lawned gardens and an extended covered patio together with timber outbuildings. The garden offers excellent privacy as it is screened by mature hedging.

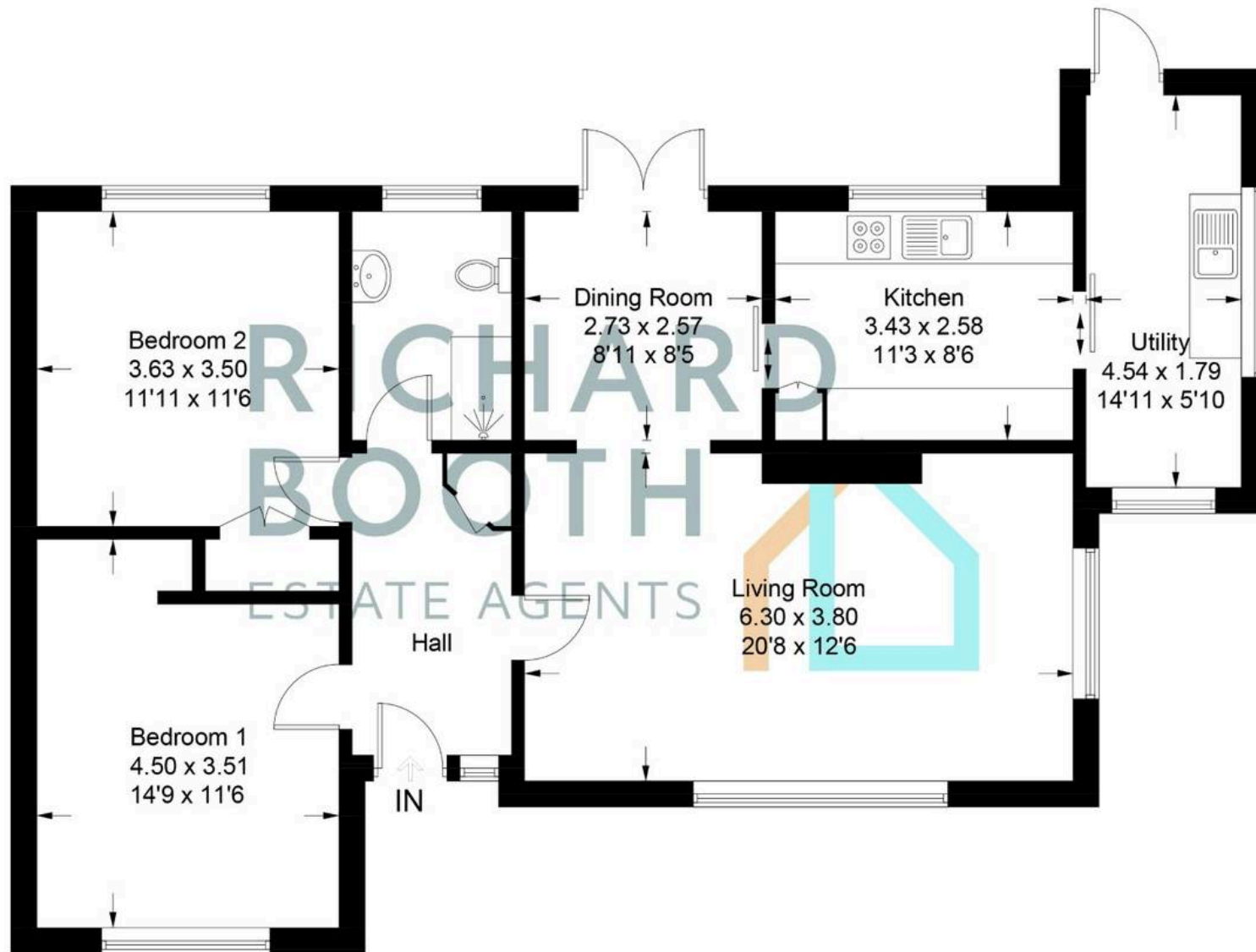
To the front there is a driveway leading to a single garage.







Approximate Gross Internal Area = 91.8 sq m / 988 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1299076)



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