



West End Close, Witchford, Ely, Cambridgeshire CB6 2HA

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A charming two double bedroom semi-detached home situated on a corner plot with garage to the rear in this much sought after residential close. No upward chain.

- Entrance Hall
- Sitting Room & Dining Room
- Fitted Kitchen
- Conservatory
- Downstairs Cloakroom
- Two Double Bedrooms
- Bathroom
- Off Road Parking & Garage
- Rear Enclosed Garden
- No Upward Chain

Guide Price: £275,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely, a primary school, village college, public house, Chinese takeaway, post office/store and garage in the village.

ENTRANCE HALL with entrance door to front aspect, built-in cupboard with slatted shelves and housing water cylinder, wood flooring and staircase rising to first floor with useful storage cupboard under.

SITTING ROOM 18'1" x 10'2" (5.50 m x 3.10 m) with double glazed window to front aspect, two radiators and patio doors opening to:-

CONSERVATORY 9'4" x 8'2" (2.85 m x 2.50 m) Of brick and double glazed construction with polycarbonate roof, ceramic tiled flooring, power, lighting and double doors to garden.

DINING ROOM 9'8" x 8'0" (2.95 m x 2.45 m) with radiator, patio doors opening to rear garden, wood flooring and opening to:-

KITCHEN 8'0" x 7'3" (2.45 m x 2.20 m) with double glazed window to front aspect. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset ceramic sink unit with mixer tap over. Four ring gas hob with built-in oven, microwave and extractor canopy over. Built-in fridge freezer, space & plumbing for washing machine, plumbing for dishwasher, wood flooring.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC, wash hand basin, tiled splashbacks, laminate flooring and radiator.

FIRST FLOOR LANDING with Velux window.

BEDROOM ONE 11'8" x 10'2" (3.55 m x 3.10 m) with double glazed dormer window to front aspect. Radiator, built-in six door wardrobe with overhead storage and hanging space and built-in to the eaves.

BEDROOM TWO 13'7" x 8'0" (4.15 m x 2.45 m) with double glazed dormer window to front aspect, radiator, access to loft.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with telephone style mixer tap over, and separate shower. Tiled splashbacks, Velux window, radiator, laminate flooring.

EXTERIOR The property has a low maintenance front garden with side gated access leading to the rear. Off road parking to the side of the property.

The rear garden is fully enclosed by wood panel fencing and is predominantly laid to lawn with a patio area directly behind the dining room doors. Rear gated access leads to the single **GARAGE** with up and over door and further off road parking to the front.

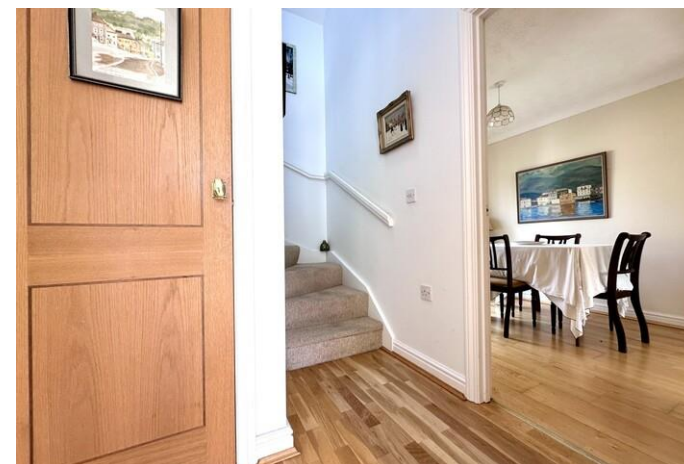
Tenure The property is Freehold

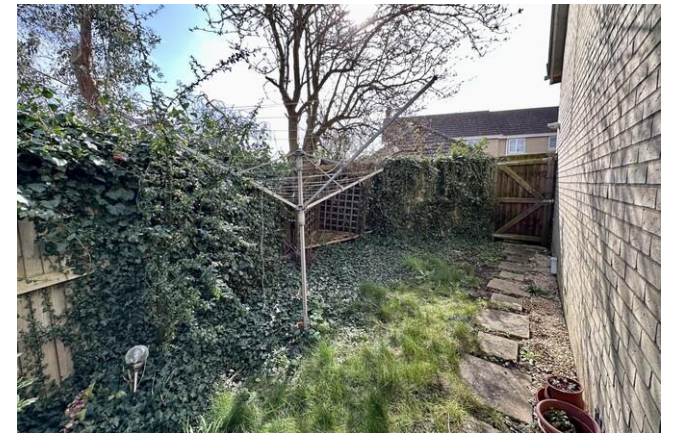
Council Tax Band C

EPC To Follow

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Ref MJW-7154





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.