



**High Street, Witcham, Ely, Cambridgeshire
CB6 2LQ**

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A two bedroom detached bungalow situated on a generous plot with outbuildings and ample parking in the heart of this picturesque and much sought village. With further scope for development (STP) and NO UPWARD CHAIN.

- Two Bedrooms
- Sitting Room
- Kitchen/Dining room
- Bathroom
- Gated access leading to parking
- Outbuildings
- Former Piggery
- Potential to re-develop (STP)
- NO UPWARD CHAIN

Guide Price: £285,000



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.

SIDE PORCH With windows to side and rear aspects. Door leading to:

KITCHEN/BREAKFAST ROOM 13'4" x 11'11" (4.06 m x 3.62 m) With double glazed window to side aspect. Fitted with a range of base and wall units with working surfaces over and tiled splash backs. Inset sink unit and drainer. Free standing electric cooker, plumbing for washing machine and space for fridge freezer. Wall mounted air conditioning unit.

SITTING ROOM 13'8" x 13'4" (4.17 m x 4.06 m) Dual aspect room with window to front and side aspects, feature tiled open fireplace and wall mounted air conditioning unit.

INNER HALL With window to side aspect, built in airing cupboard housing the water cylinder and access to the loft.

BEDROOM 1 11'11" x 9'11" (3.62 m x 3.03 m) With double glazed window to side aspect and electric storage heater.

BEDROOM 2 10'0" x 9'11" (3.05 m x 3.03 m) With double glazed window to side aspect and electric storage heater

BATHROOM Opaque double glazed window to side aspect. Fitted with a three piece suite comprising of a low level WC, wash hand basin and bath with electric shower over. Tiled splash backs and vinyl flooring.

OUTSIDE Gated access leads to secure off road parking for several cars and driveway leading to redundant outbuildings comprising:

BRICK STORE - situated at the front of the plot

BARN 1 - open fronted and measuring approximately 24' x 14'5"

BARN 2 - open fronted and measuring approximately 13'3" x 12'1"

FORMER PIGGERY - 21'6" narrowing to 17'7" x14'

(The outbuildings are in need of repair)

To the rear of the outbuildings, is a further enclosed garden area which is laid to lawn. Access will need to be created through one on the outbuildings.

Tenure The property is Freehold

Council Tax Band B

EPC E (39/83)

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

Ref MJW/7167





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.