



The Orchards, Witcham, Ely, Cambridgeshire CB6 2LR

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A spacious detached bungalow situated within a most attractive corner plot position offering scope for extensions (STP). A viewing is highly recommended.

- Entrance Hall & Cloakroom
- Lounge/Diner
- Kitchen & Utility Room
- Two Bedrooms & Bathroom
- Extensive Wrap Around Gardens
- Ample Off Road Parking & Garage
- Outside Office
- Corner Plot Position
- Viewing Highly Recommended

Guide Price: £395,000



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.

ENTRANCE VESTIBULE with door to front aspect and door to inner hallway.

HALLWAY with two built-in storage cupboards.

CLOAKROOM with low level WC and wash hand basin.

LOUNGE/DINER ('L' shaped) triple aspect room with double glazed windows to front and side, and patio doors to rear garden.

KITCHEN Fitted with a range of matching units including wall mounted units with stainless steel sink unit and drainer, double electric oven, hob with extractor hood above, plumbing for utilities, double glazed window to rear aspect.

UTILITY ROOM Fitted with a range of matching units including wall mounted units, base units and drawers, single sink unit, door leading to garden.

BEDROOM ONE with double glazed window to rear aspect, wash hand basin, bedroom furniture.

BEDROOM TWO with double glazed window to front aspect, wash hand basin.

BATHROOM Fitted with a suite comprising panel enclosed bath, separate shower cubicle, low-level WC and wash hand basin. Double glazed window to front aspect.

EXTERIOR The property benefits from a corner plot with extensive wrap around garden which is predominantly laid to lawn with mature plants and shrubs borders. Driveways offering ample off road vehicular parking and **GARAGE** with remote control door. Outside office with power and light connected.

The property is conveniently situated within a central position with the opportunity for extensions to create a larger dwelling, subject to planning. A viewing is highly recommended to be fully appreciated

Tenure The property is Freehold

Council Tax Band D **EPC** To Follow

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

Ref CWH-7158





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.