



Elm Close, Witchford, Ely, Cambridgeshire CB6 2JH

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This beautifully presented and thoroughly updated two-bedroom, semi-detached bungalow is situated on a peaceful cul-de-sac in this highly desirable village location. Ideal first time purchase or downsize move.

- Entrance Hall
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- Bathroom
- Ample Gardens to Front & Rear
- Garage to Rear
- Viewing is Highly Recommended

Guide Price: £250,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway.

ENTRANCE HALL with door to the side aspect, laminate flooring, radiator, two storage cupboards one of which houses the wall mounted fuse box and electric meters, access to loft space and the gas combination boiler.

OPEN PLAN KITCHEN/LIVING ROOM with two double glazed windows overlooking the front garden.

Superb, refitted **KITCHEN** with a range of modern wall mounted and base storage units, drawers and granite style work surfaces, four ring gas hob with built-in oven and extractor hood over, tiled splash backs, inset 1 1/4 sink and drainer, space for fridge/freezer, plumbing for washing machine, laminate flooring.

LIVING AREA with large radiator and laminate flooring.



BEDROOM ONE with double glazed window to rear aspect, radiator, two fitted wardrobes.

BEDROOM TWO with double glazed window to rear aspect. Radiator.

BATHROOM with a modern refitted suite comprising panel bath with mixer shower, low level WC, vanity unit with inset wash hand basin, heated towel rail, tiled surrounds and flooring, double glazed window to side aspect.

EXTERIOR The front garden is predominantly laid to lawn with borders containing a variety of flowers, shrubs and small bushes and is also overlooking additional green space to the front of the property.

To the rear of the property there is a generous sized enclosed garden which is predominantly laid to lawn with borders containing a variety of plants and shrubs. A rear gate provides access to the single GARAGE.

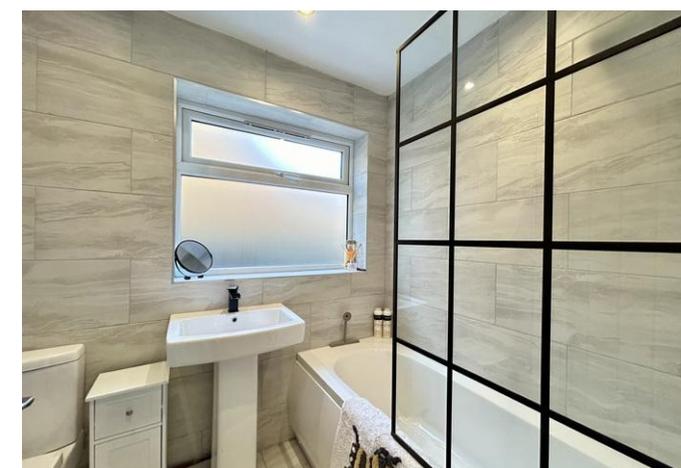
Tenure The property is Freehold

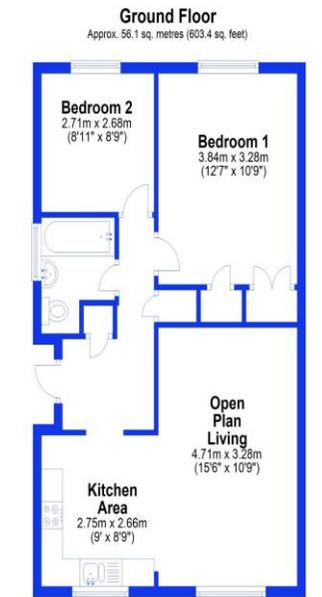
Council Tax Band B

EPC C (72/88)

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

Ref PEO-7201





Total area: approx. 56.1 sq. metres (603.4 sq. feet)



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. (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.