



Shire Way, Witchford, Ely, Cambridgeshire CB6 2HB

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A charming modern semi-detached three bedroom home with ample parking, private garden and situated in this popular village location.

- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining Room
- Three Bedrooms (One with En-Suite)
- Family Bathroom
- Private Rear Garden
- Driveway Parking
- Village Location

Guide Price: £335,000



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, staircase rising to first floor.

CLOAKROOM with double glazed window to front and fitted with a low level WC and wash hand basin.

LIVING ROOM 15'5" x 10'6" (4.70 m x 3.20 m) with double glazed bay window to front aspect. Radiator.

KITCHEN/DINING ROOM 17'8" x 12'8" (5.38 m x 3.86 m) with double glazed window to rear aspect and double glazed door to rear. Fitted with a range of wall and base units with work surfaces over and inset single drainer sink unit. Four ring hob and integrated oven, further integrated appliances include fridge freezer, dishwasher and washing machine. Radiator.

FIRST FLOOR LANDING with storage cupboard.

BEDROOM ONE 10'10" x 9'9" (3.30 m x 2.97 m) with double glazed window to front aspect. Radiator. Door to:-

EN-SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, wash hand basin and shower.

BEDROOM TWO 11'6" x 10'10" (3.51 m x 3.30 m) with double glazed window to rear. Radiator.

BEDROOM THREE 8'3" x 7'7" (2.51 m x 2.31 m) with double glazed window to rear. Radiator.

BATHROOM with double glazed window to front. Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower over.

EXTERIOR To the front is a small, gravelled area with shrubs, and driveway providing off road parking for two vehicles. Side gated access leads to the rear garden which is predominantly laid to lawn with a range of shrubs and trees and patio area.

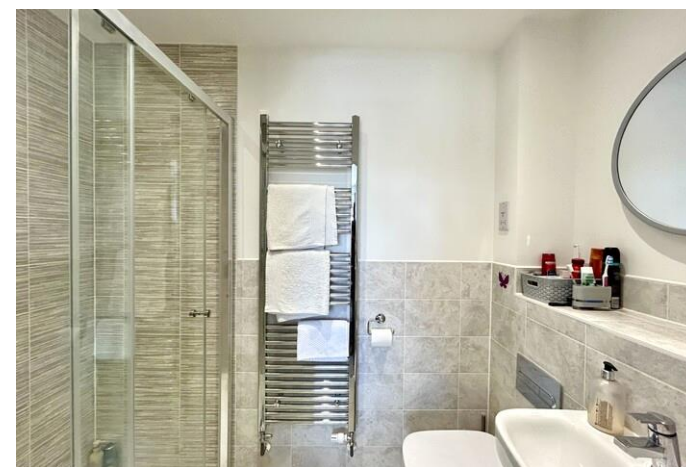
Tenure The property is Freehold

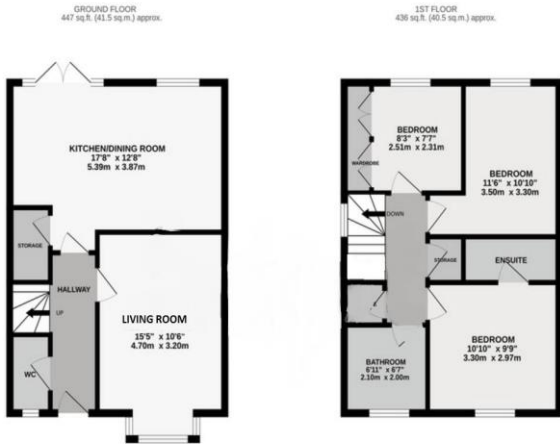
Council Tax Band C

EPC B (85/96)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH- 7149





TOTAL FLOOR AREA: 883 sq. ft. (82.0 sq. m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of actual areas, volumes and other physical characteristics are not guaranteed by the agent or any other person. The agent or other person is not responsible for any errors or omissions. The agent or other person is not responsible for any errors or omissions. The agent or other person is not responsible for any errors or omissions. The agent or other person is not responsible for any errors or omissions.



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.