



Townsend Mews, Wilburton, Ely, Cambridgeshire CB6 3SQ

www.pocock.co.uk



Townsend Mews, Wilburton, Ely, Cambridgeshire CB6 3SQ

A recently updated three bedroom end of terrace house with garden to the front, single garage and driveway parking, situated on a quiet mews close in the sought after village of Wilburton which provides excellent road and transport links.

- Entrance Hall
- Living Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- Enclosed Front Garden
- Parking & Garage
- Village Location

Guide Price: £250,000



WILBURTON is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

ENTRANCE HALL with staircase rising to first floor and doors to Living room and Kitchen/Breakfast room.

LIVING ROOM 17'9" x 10'7" (5.40 m x 3.23 m) with double glazed bay window to front aspect. Modern electric radiator.

KITCHEN/BREAKFAST ROOM 17'6" x 7'8" (5.33 m x 2.34 m) Dual aspect with windows to front and rear aspects. Fitted with a range of matching wall and base units with work surfaces over and part tiled walls. Inset single drainer 1 & 1/2 bowl sink with mixer tap. Cooker recess with extractor hood over. Space and plumbing for a washing machine. Space for tall fridge/freezer (subject to measurements). Opening to cupboard under the stairs where the hot water cylinder is located. Vinyl floor and modern electric radiator.

FIRST FLOOR LANDING with access to loft, sky light, electric storage heater and doors to bedrooms and bathroom.

BEDROOM ONE 10'9" x 10'9" (3.27 m x 3.27 m) with double glazed window to front aspect. Electric heater.

BEDROOM TWO 10'9" x 7'8" (3.27 m x 2.33 m) with double glazed window to front aspect. Electric heater.

BEDROOM THREE 7'7" x 6'5" (2.31 m x 1.95 m) with double glazed window to side aspect. Electric heater.

FAMILY BATHROOM Fitted with a white suite comprising bath with electric shower over, pedestal wash hand basin and WC. Tiled walls and window to rear aspect.

EXTERIOR Fully enclosed front garden with brick wall to two sides and fencing to one side. Pedestrian gate to the side. Mainly laid to lawn with some established trees and shrubs.

GARAGE with up and over door, light and power connected.

Tenure The property is Freehold

Council Tax Band C

EPC E (53/87)

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

Ref MJW/6841





This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.