



**Granta Close, Witchford, Ely, Cambridgeshire
CB6 2HR**

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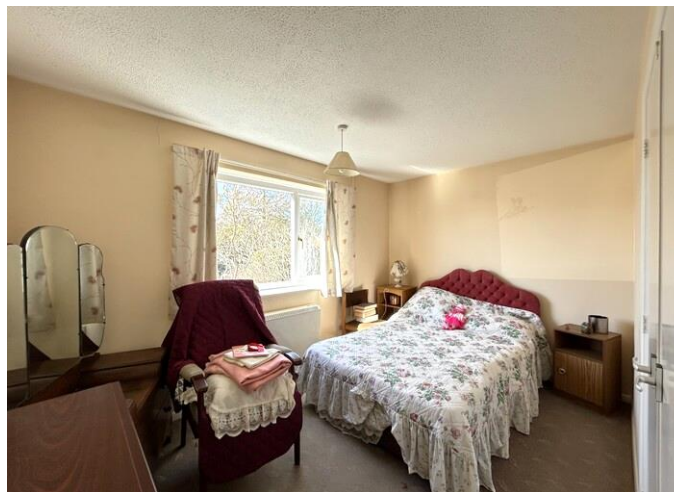


Granta Close, Witchford, Ely, Cambridgeshire CB6 2HR

An established two bedroom semi-detached bungalow occupying a generous corner plot position and benefitting from no upward chain.

- Entrance Porch
- Lounge/Dining Room
- Kitchen
- Garden Room/Conservatory
- Two Bedrooms
- Shower Room
- Driveway Parking & Garage
- Front & Rear Gardens
- No Upward Chain

Guide Price: £275,000



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 PORCH 10'10" x 5'10" (3.29m x 1.79m) with door to front aspect.

LOUNGE/DINING ROOM 18'1" x 10'10" (5.51m x 3.31m) Dual aspect with windows to front and rear aspects, electric storage radiator.

KITCHEN 10'11" x 8'7" (3.34m x 2.62m) with single sink and drainer, space for cooker, door to conservatory.

GARDEN ROOM/CONSERVATORY 9'7" x 8'9" (2.93m x 2.66m) Of timber construction.

BEDROOM ONE 12'2" x 10'10" (3.71m x 3.29m) with window to front aspect, electric storage radiator.

BEDROOM TWO 10'11" x 8'8" (3.34m x 2.64m) with window to rear aspect, electric storage radiator.

SHOWER ROOM with shower cubicle, low level WC, pedestal wash hand basin, window to side aspect.

EXTERIOR Driveway parking and **GARAGE** to front aspect with front and rear gardens.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

Viewing By Arrangement with
Pocock & Shaw
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Ref CWH-7165





Total area: approx. 75.3 sq. metres (811.0 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. 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.