



Westway Place, Witcham, Ely, Cambridgeshire CB6 2LG

www.pocock.co.uk



Westway Place, Witcham, Ely, Cambridgeshire, CB6 2LG

A well appointed two bedroom bungalow backing onto farmland and benefiting with the advantage of no upward chain. Viewing recommended.

- Entrance Lobby & Hallway
- Lounge/Dining Room
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Off Road Parking
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £240,000



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 PORCH with entrance door to side aspect, cupboard and door to hallway.

ENTRANCE HALL with loft access and cupboard.

LOUNGE/DINING ROOM 15'5" x 12'0" (4.71 m x 3.66 m) maximum measurements. Double glazed window to front aspect, gas fire and radiator.

KITCHEN 9'11" x 8'0" (3.03 m x 2.44 m) Modern kitchen which includes single sink unit and drainer, fitted with a range of matching units including wall mounted units, base units and drawers, electric double oven & hob and integrated fridge and dishwasher. Door to:-

CONSERVATORY 22'5" x 9'1" (6.82 m x 2.78 m) Of brick and UPVc double glazed construction, double glazed double doors to garden, radiator and air-conditioning unit with hot and cold air.

BEDROOM ONE 12'3" x 11'5" (3.73 m x 3.48 m) with fitted built-in furniture, radiator and double glazed window to front aspect.

BEDROOM TWO 10'0" x 8'11" (3.05 m x 2.71 m) with fitted built-in wardrobe, radiator and door through to conservatory.

SHOWER ROOM Fitted with a fully tiled three piece suite comprising low level WC, vanity unit with inset wash hand basin and corner shower cubicle. Double glazed window to conservatory.

EXTERIOR The property benefits from off road parking to the front and an enclosed rear garden backing onto open farmland with attractive views.

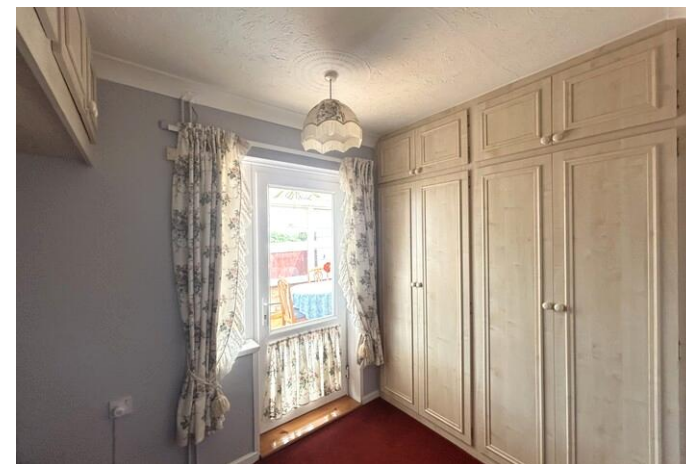
Solar panels fitted are owned with a feed-in tariff with EDF.

Tenure The property is Freehold

Council Tax Band B **EPC** To Follow

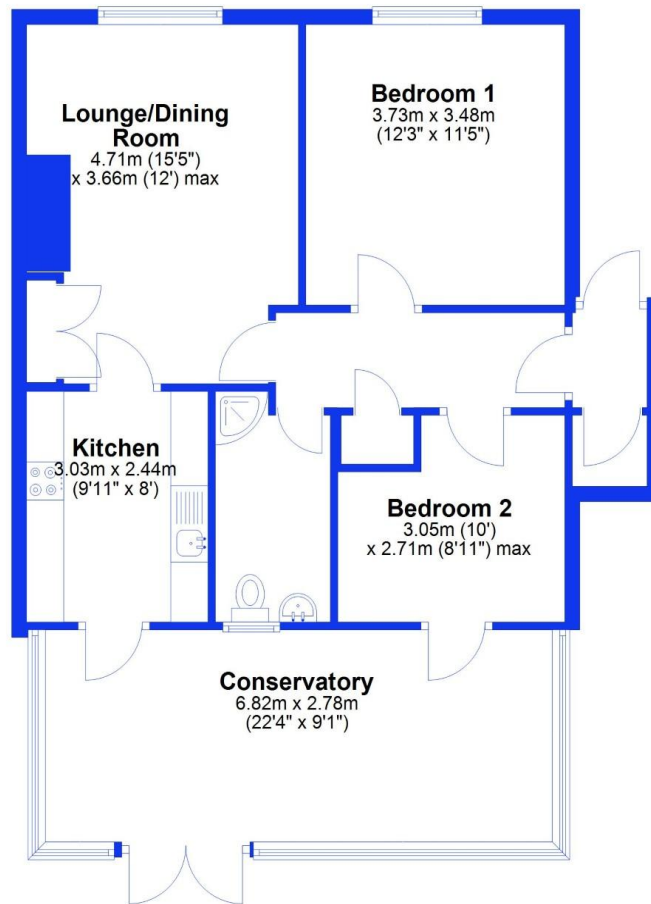
Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref GVD-7261



Ground Floor

Approx. 79.0 sq. metres (850.9 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.