



Main Street, Witchford, Ely, Cambridgeshire CB6 2HQ

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A delightful end of terrace brick and thatched two bedroom cottage with driveway, good sized rear garden and no upward chain.

- Grade II Listed Cottage
- Two Reception Rooms
- Kitchen
- Ground Floor Bathroom
- Two Bedrooms
- First Floor Cloakroom
- Driveway Parking
- Rear Garden
- No Upward Chain

Guide Price: £249,950



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.

SITTING ROOM 15'0" x 8'6" (4.58 m x 2.58 m) with entrance door and window to front. Staircase rising to first floor with useful cupboard under, attractive fireplace - currently with an inset stove (not tested), sat on a tiled hearth with an exposed timber mantle and fitted cupboards either side. Door to inner hall and to:-

RECEPTION ROOM TWO 14'10" x 10'10" (4.53 m x 3.29 m) minimum measurements to chimney breast. Two windows to front. Radiator, closed off fireplace with a painted brick hearth and recesses either side.

INNER HALL with door to Kitchen and Bathroom.

KITCHEN 12'2" x 8'11" (3.70 m x 2.73 m) with door to exterior and window to rear. Fitted with a matching range of wall and base units with drawers and roll edge work surfaces over with tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Cooker recess, fitted stainless steel extractor hood. Plumbing and space for washing machine/dishwasher.

BATHROOM Modern suite in white comprising pedestal wash hand basin, WC and panel enclosed bath with mixer tap, shower unit over and a mermaid/Aqua board surround. Downlighters to ceiling, extractor fan, window to rear and radiator.

FIRST FLOOR LANDING with doors to bedrooms one and two.

BEDROOM ONE 14'0" x 12'1" (4.26 m x 3.68 m) to chimney breast. Dormer window to front, radiator, tongue and groove door to:-

CLOAKROOM with pedestal wash hand basin and WC.

BEDROOM TWO 14'1" x 11'6" (4.28 m x 3.50 m) with dormer window to front. Radiator, stripped floorboards.

EXTERIOR Adjacent to the property is a gravelled driveway providing hardstanding for two vehicles and a wrought iron gate gives access to the rear of the property.

The rear garden is a particular feature of the property. It consists of a gravelled area from the rear of the house with a pathway which leads to a part pergola covered terrace, adjacent to which is a useful timber shed/outbuilding. Beyond this the remainder of the garden is laid to lawn with some shrubs and perennials.

Tenure The property is Freehold

Council Tax Band C **EPC** D (64/72)

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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.