



**Quinton Road, Witchford, Ely, Cambridgeshire CB6 2GE**

[www.pocock.co.uk](http://www.pocock.co.uk)



## Quinton Road, Witchford, Ely, Cambridgeshire CB6 2GE

An immaculately presented property benefiting with the advantage of NHBC warranties, boasting spacious accommodation including living room, open plan kitchen/dining room, cloakroom, two double bedrooms, one en-suite and bathroom together with double width driveway and enclosed rear garden. Ideal first time purchase and viewing is highly recommended.

- Entrance Hall & Cloakroom
- Living Room
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms (One with En-Suite)
- Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Ideal First Time Purchase

**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 HALL** with door to front aspect, radiator and staircase rising to first floor.

**LIVING ROOM** 12'2" x 12'0" (3.72 m x 3.67 m) with double glazed window to front aspect. Radiator.

**INNER HALL** with built-in storage cupboard, opening through to kitchen/dining room.

**CLOAKROOM** with low-level WC, pedestal wash hand basin and radiator.

**OPEN PLAN KITCHEN/DINING ROOM** 15'7" x 10'8" (4.74 m x 3.25 m) with single stainless steel sink unit and drainer. Fitted with a range of matching units, including wall mounted units, base units and drawers. Fitted electric oven, hob and extractor hood, plumbing for utilities, cupboard housing gas boiler, double glazed window and French doors opening to rear garden.

**FIRST FLOOR LANDING** with loft access.

**BEDROOM ONE** 11'9" x 10'6" (3.59 m x 3.20 m) with double glazed window to rear aspect, radiator, alcove space ideal for built-in wardrobes.

**EN-SUITE SHOWER ROOM** with double size shower cubicle, low level WC, wash hand and heated towel rail.

**BEDROOM TWO** with double glazed window to front aspect, radiator and built-in storage cupboard.

**BATHROOM** Fitted with a three piece suite comprising panelled bath with shower attachment, low level WC, wash hand basin and heated towel rail.

**EXTERIOR** To the front of the property will find a double width driveway providing off-road vehicle parking. The enclosed rear garden consists of lawn, paved patio and gated access.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** B (86/97)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH/7097



First floor



Ground floor



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.