



West End, Wilburton, Ely, Cambridgeshire CB6

3RE

www.pocock.co.uk



7 West End, Wilburton, Ely, Cambridgeshire, CB6 3RE

A charming and well proportioned three bedroom Victorian cottage located within a village location. EPC E (51). Available Immediately.

- Entrance Hall
- Sitting Room
- Kitchen / Dining Room
- Three Bedrooms
- Bathroom
- Rear Garden
- Off Road Parking For 2/3 Cars

Rent: £1,350 PCM

Deposit: £1557



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, ceramic tiled floor, two understair cupboards, radiator.

SITTING ROOM 14'1" x 10'2" (4.30 m x 3.10 m) with window to front. Stripped floorboards, open fireplace with cast iron wood burning stove. Radiator.

KITCHEN / DINING ROOM 20'4" x 5'7" (6.20 m x 1.70 m) with two windows and door to rear garden. The kitchen area consists of a breakfast bar / island with built-in cupboards and shelves under with solid wood work surface over. Range of base units with drawers and solid wood work surfaces over, inset butler sink, shelving, double electric cooker with extractor hood and splashback, space and plumbing for washing machine, space for fridge/freezer. Ceramic tiled floor, wall mounted oil fired boiler and radiator.

FIRST FLOOR LANDING

BEDROOM ONE 11'2" x 10'2" (3.40 m x 3.10 m) with double glazed window to front. Stained floorboards, radiator.

BEDROOM TWO 11'10" x 8'6" (3.60 m x 2.60 m) with double glazed window to rear overlooking garden and orchards beyond. Stripped floorboards, radiator.

BEDROOM THREE 11'6" x 8'10" (3.50 m x 2.70 m) with double glazed window to rear. Stripped floorboards, radiator.

BATHROOM Recently refitted with matching three piece suite comprising, low level WC, wash hand basin and bath, Shower cubicle, heated towel rail, tiled splashbacks and ceramic tiled floor.

EXTERIOR The rear of the property is accessed by a drive on the right hand side of the terrace as you look from the road. The rear garden consists of a decked area with a gravel path to one side and lawn. Garden shed. Oil tank. The gate at the rear gives access to the gravel driveway which provides parking for 2/3 cars.

NOTES

EPC Rating E (51)
Council Tax Band
The property is Fully Managed.
One small pet may be considered.

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

Ref JVD / 7096



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.