



Meadow Close, Witchford, Ely, Cambridgeshire CB6 2JD

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Meadow Close, Witchford, Ely, Cambridgeshire, CB6 2JD

An established end of terrace three bedroom family home situated within the heart of this popular village within walking distance to the local junior school, College and all the village amenities. Offered with the benefit of no upward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Rear Lobby & Downstairs Cloakroom
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £240,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

ENTRANCE HALL with entrance door to front, staircase rising to first floor, radiator, and sliding door leading to:-

SITTING ROOM 13'5" x 13'0" (4.10 m x 3.95 m) with double glazed window to front, double radiator, feature electric fire with surround, built-in cupboard with shelving.

KITCHEN/DINING ROOM 17'3" x 9'8" (5.25 m x 2.95 m) with double glazed window to rear, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, inset 1 & 1/2 bowl stainless steel sink unit with mixer tap, built-in four ring electric hob with oven below and extractor canopy over. Useful downstairs storage cupboard housing fuse box and electric meter. Radiator, vinyl flooring and further built-in cupboards.

REAR LOBBY with door to rear garden and radiator.

DOWNSTAIRS CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin, tiled splashbacks and window to rear.

FIRST FLOOR LANDING with window to side, access to loft.

BEDROOM ONE 14'8" x 9'3" (4.46 m x 2.81 m) with double glazed window to front, radiator, built-in bedroom furniture comprising headboard, bedside cabinets, drawers, vanity unit, double wardrobe and overhead storage. Further built-in cupboard housing the water cylinder.

BEDROOM TWO 10'2" x 8'7" (3.10 m x 2.62 m) with double glazed window to rear, radiator, built-in three door mirrored wardrobe with overhead storage and hanging space.

BEDROOM THREE 8'6" x 7'9" (2.60 m x 2.35 m) with double glazed window to front, radiator, built-in furniture comprising double wardrobe and dressing table.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with separate shower over. Tiled splashbacks, opaque double glazed window to rear, radiator.

EXTERIOR To the front of the property is a lawned garden with pathway leading to front door. Side access leads to the rear garden which is fully enclosed by wood panel fencing and is predominantly laid to lawn with a patio area directly from the property. Outbuilding with plumbing for washing machine, power and lighting and oil boiler. Gated access to the rear.

Tenure The property is Freehold

Council Tax Band B

EPC D (55/80)

Viewing By Arrangement with Pocock & Shaw
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Total area: approx. 77.3 sq. metres (832.3 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. (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.