



**Townsend Mews, Wilburton, Ely, Cambridgeshire CB6 3SQ**

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## Townsend Mews, Wilburton, Ely, Cambridgeshire CB6 3SQ

A recently updated three bedroom end of terrace house with garden to the front, single garage and driveway parking, situated on a quiet mews close in the sought after village of Wilburton which provides excellent road and transport links.

- Entrance Hall
- Living Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom
- Enclosed Front Garden
- Parking & Garage
- Village Location

**Guide Price: £265,000**





**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 and doors to Living room and Kitchen/Breakfast room.

**LIVING ROOM** 17'9" x 10'7" (5.40 m x 3.23 m) with double glazed bay window to front aspect. Modern electric radiator.

**KITCHEN/BREAKFAST ROOM** 17'6" x 7'8" (5.33 m x 2.34 m) Dual aspect with windows to front and rear aspects. Fitted with a range of matching wall and base units with work surfaces over and part tiled walls. Inset single drainer 1 & 1/2 bowl sink with mixer tap. Cooker recess with extractor hood over. Space and plumbing for a washing machine. Space for tall fridge/freezer (subject to measurements). Opening to cupboard under the stairs where the hot water cylinder is located. Vinyl floor and modern electric radiator.

**FIRST FLOOR LANDING** with access to loft, sky light, electric storage heater and doors to bedrooms and bathroom.

**BEDROOM ONE** 10'9" x 10'9" (3.27 m x 3.27 m) with double glazed window to front aspect. Electric heater.

**BEDROOM TWO** 10'9" x 7'8" (3.27 m x 2.33 m) with double glazed window to front aspect. Electric heater.

**BEDROOM THREE** 7'7" x 6'5" (2.31 m x 1.95 m) with double glazed window to side aspect. Electric heater.

**FAMILY BATHROOM** Fitted with a white suite comprising bath with electric shower over, pedestal wash hand basin and WC. Tiled walls and window to rear aspect.

**EXTERIOR** Fully enclosed front garden with brick wall to two sides and fencing to one side. Pedestrian gate to the side. Mainly laid to lawn with some established trees and shrubs.

**GARAGE** with up and over door, light and power connected.

**Tenure** The property is Freehold

**Council Tax** Band C

**EPC** E (53/87)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6841





This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.