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Cross Green, Wicken, Ely, CB7 5XS

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pocock & shaw
Residential sales, lettings & management

10 Cross Green, Wicken, Ely, CB7 5XS

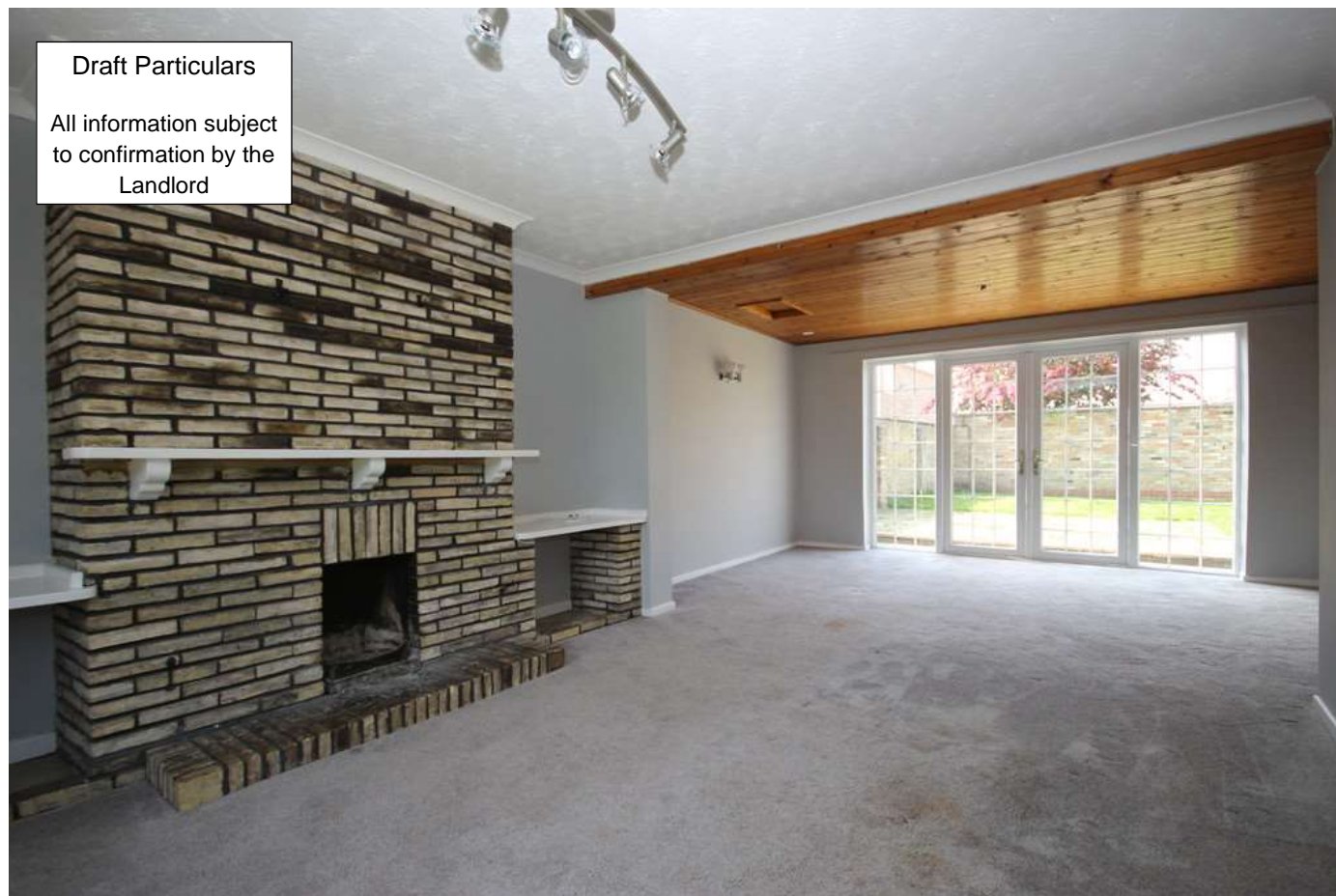
A double fronted detached house set on a good sized plot with double garage fronting onto a small green within this sought after village location.

Entrance Hall

- Living Room
- Kitchen
- Rear Hall
- Ground Floor Shower Room
- Four Bedrooms
- Bathroom
- Double Garage
- Oil Fired Central Heating
- Open Countryside & Wicken Fen Nature Reserve

£1400 PCM Deposit £1615.00

**Available December 2023 –
Unfurnished**



WICKEN is a charming village with very little modern development, many of the properties being of older style and character. It is conveniently situated for Ely (9 miles), Newmarket and Cambridge. The well known Wicken Fen is situated on the edge of the village and is preserved in its natural state by the National Trust.

ENTRANCE HALL Tiled floor. Stairs to first floor.

LIVING ROOM 24' 2" x 15' 5" (7.39m x 4.7m to 3.76m) Double aspect room with double glazed window facing front aspect and double glazed double doors to rear. 2 radiators. Fireplace with brick hearth and chimney breast.

KITCHEN 12' 9" x 12' 2" (3.91m x 3.73m) Single drainer stainless steel sink unit. Range of base units with drawers and work surfaces over, matching wall mounted cupboards. Built in electric double oven, integrated fridge/freezer, electric hob. Double glazed window facing front aspect. Door to:

INNER HALL Tiled floor, door to garage

GROUND FLOOR SHOWER ROOM Comprising shower cubicle, inset ceramic sink and low level WC, tiled floor. Window facing rear aspect.

FIRST FLOOR

LANDING Radiator

BEDROOM ONE 15' 5" x 10' 5" (4.72m x 3.18m) Double glazed window facing front aspect, radiator.

BEDROOM TWO Double glazed window, radiator.

BEDROOM THREE 12' 4" x 8' 6" (3.76m x 2.6m) Double glazed window, radiator.

BEDROOM FOUR 8' 7" x 8' 2" (2.64m x 2.51m) Double glazed window facing rear and radiator.

BATHROOM Comprising bath with shower over, wash basin and low level WC.

EXTERIOR

DOUBLE GARAGE Up and over door, personal door to rear garden. Light and power.

REAR GARDEN Enclosed, paved patio, lawned area. Plastic oil tank.

EPC E46

COUNCIL TAX Band D

RESTRICTIONS No pets, no smokers.

VIEWING By appointment with Pocock & Shaw
Tel: 01353 668091 Email: ely@pocock.co.uk

REF JVD/3032





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



