



Granta Close, Witchford, Ely, CB6 2HR

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Residential sales, lettings & management

## Granta Close, Witchford, Ely, Cambridgeshire CB6 2HR

A beautifully presented two double bedroom semi-detached bungalow situated on a generous plot with tandem length garage. No Upward Chain.

- Entrance Hall
- Living Room/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Fully Tiled Wet Room
- Low Maintenance Landscaped Gardens
- Tandem Garage & Off Street Parking
- Solar Panels Fitted with Feed-In Tariff
- Serviced Gas Boiler
- Popular Village Location
- No Upward Chain

**Guide Price: £285,000**



**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 PVCu double glazed entrance door to front aspect, double radiator, built-in double storage cupboard, access to loft, further built-in airing cupboard with slatted shelves and lighting.

**LIVING ROOM/DINING ROOM** 16'7" x 11'0" (5.05m x 3.35m) with double glazed window to front aspect, feature coal effect gas fire with tiled hearth and brick surround.

**KITCHEN/BREAKFAST ROOM** 10'5" x 9'10" (3.17m x 3.00m) with double glazed window to front aspect. Fitted with a modern range of wall and base units with work surfaces over and matching up-stands, inset 1 & 1/2 bowl composite sink unit with mixer tap, four ring electric hob with stainless steel extractor canopy over, built-in appliances include single oven, fridge freezer and washing machine. Radiator, laminate flooring, pantry style cupboard and personal door to side access.

**BEDROOM ONE** 15'7" x 10'2" (4.75m x 3.10m) with double glazed window to rear aspect, radiator, fitted 6 door wardrobes with overhead storage and hanging space.

**BEDROOM TWO** 10'4" x 10'2" (3.16m x 3.10m) with double glazed window to rear aspect. Radiator.

**WET ROOM** Fitted with a fully tiled three piece suite comprising low level WC, vanity unit with inset wash hand basin and wall mounted shower. Opaque double glazed window to side aspect, radiator.

**EXTERIOR** The front of the property has been hard landscaped with a gravelled front bed and plant and shrub borders. Block paved off road parking leads to the tandem length garage. A side covered passageway leads to the rear garden. The rear garden has been hard landscaped to provide a low maintenance lifestyle with raised sleeper beds, raised decking area, artificial grass and large block paved area.

**AGENTS NOTE:** There are solar panels fitted at the front of the property with a feed-in tariff of 3p/kwh. Installed June 2023.

**TANDEM GARAGE** 26'1" x 8'3" (7.95 m x 2.51 m) with single roll door to front, power and lighting. Work bench, window to rear aspect and personal door leading to rear garden.

**AGENTS NOTE:** Please be aware that a member of Pocock & Shaw staff has a personal interest in the sale of this property.





**Tenure** The property is Freehold

**Council Tax** Band B **EPC** B (88/91)

**Viewing** By Arrangement with Pocock & Shaw  
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**Ref** MJW/6792

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.

