



Martins Lane, Witcham, Ely, CB6 2LB

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Martins Lane, Witcham, Ely, Cambridgeshire, CB6 2LB

A charming three bedroom semi-detached cottage situated on a generous plot and positioned in a central village location.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor Bathroom
- Garden Room/Conservatory
- Three Bedrooms (One with En-Suite Shower Room)
- Spacious Off Road Parking
- Enclosed Established Rear Garden
- Renovation Opportunity

Guide Price: £269,950



WITCHAM The popular village of WITCHAM lies approximately 5 miles west of Ely and only 16 miles from Cambridge. Ely provides an excellent range of facilities including shops and schooling it also has a mainline railway service to London via Cambridge (approximately 17 minutes). Facilities within the village include a one day a week post office, the church, recreation ground, public house and a 6 day a week bus service. There are an interesting variety of properties in the village which differ in both age and style with many of them being individual and detached.

ENTRANCE HALL with staircase rising to first floor.

SITTING ROOM 15'5" x 11'0" (4.70 m x 3.35 m) with double glazed window to front, coal effect electric fire with surround (gas pipe nearby to convert to gas if required), double doors opening to Garden room.

DINING ROOM 12'0" x 8'11" (3.65 m x 2.72 m) with double glazed window to front, radiator.

REAR LOBBY with window to side and personal door opening to side access. Radiator, ceramic tiled flooring.

KITCHEN 12'0" x 6'1" (3.66 m x 1.85 m) Galley style kitchen fitted with base units, appliance spaces for cooker, fridge/freezer and plumbing for washing machine. Ceramic tiled flooring, window to rear.

DOWNSTAIRS BATHROOM with windows to each side. Fitted with a three piece suite comprising low level WC, vanity unit with inset wash hand basin and panel enclosed bath with mixer tap and shower attachment over. Tiled surrounds, ceramic tiled flooring.

GARDEN ROOM/CONSERVATORY 16'5" x 6'2" (5.00m x 1.89m) with windows to rear, radiator, ceramic tiled flooring.

FIRST FLOOR LANDING with access to loft, double glazed window to rear.

BEDROOM ONE 12'8" x 10'3" (3.85 m x 3.12 m) with double glazed window to rear, radiator, built-in wardrobes with overhead storage and hanging space. Door to: -

EN-SUITE SHOWER ROOM Fitted with a two piece suite comprising low level WC, shower cubicle and wash hand basin, tiled splashbacks, radiator, ceramic tiled flooring.

BEDROOM TWO 12'0" x 9'2" (3.67 m x 2.80 m) with double glazed window to side, built-in over stair storage cupboard.

BEDROOM THREE 11'4" x 8'10" (3.45 m x 2.70 m) with double glazed window to side, radiator.

EXTERIOR To the front there is a large, gravelled garden with parking for several vehicles. Gated access leads to the rear. The rear garden is certainly a feature to be noted. It is exceptionally spacious and continues to the rear of the bungalow to the right. The main established garden is predominantly laid to lawn with a variety of plants and fruit trees, patio area directly from the property, several sheds and a lodge/office to the rear.

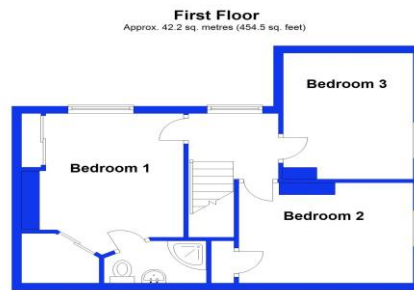
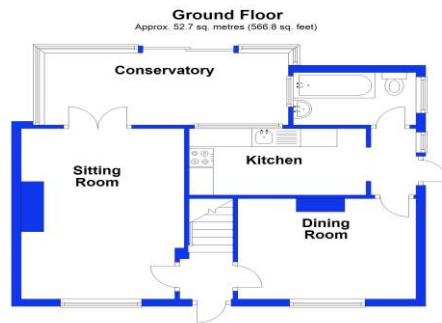
Tenure The property is Freehold

Council Tax Band B **EPC** D (57/83)

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Ref MJW/6637





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.