



Manor Close, Witchford, CB6 2JB

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Manor Close, Witchford, Ely Cambridgeshire CB6 2JB

A well presented three bedroom mid-terrace family home situated conveniently for Witchford College and the Rackham junior school, being offered with the benefit of no upward chain.

- Entrance Hall
- Sitting Room
- Kitchen / Breakfast Room
- Side Enclosed Lobby
- Dining Room / Study
- Three Bedrooms
- Family Bathroom
- Front & Rear Enclosed Garden
- No Upward Chain

Guide Price: £274,950



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 double glazed door to front, staircase rising to first floor, radiator with built-in cover, useful understair storage cupboard and door leading to:-

SITTING ROOM 13' 0" x 12' 3" (3.98m x 3.75m) with double glazed window to front, radiator, feature gas coal effect fire with brick surround, wood flooring, double doors opening to:-

KITCHEN/BREAKFAST ROOM 18' 5" x 10' 0" (5.62m x 3.05m) with sunken spotlights to ceiling, double glazed patio doors opening to rear and double glazed window to rear. Kitchen area is fitted with an attractive range of wall and base units with worktop space over, inset stainless steel sink unit with mixer tap, metro style tiled splashbacks, four ring electric hob with stainless steel extractor canopy over, built-in appliances include dishwasher, washing machine, fridge freezer, microwave and oven. Wood flooring, radiator, door leading to:-

ENCLOSED SIDE LOBBY with opaque double glazed door to front, passageway and door leading to the rear garden, plumbing for washing machine, door leading to:-

DINING ROOM / STUDY 13' 3" x 8' 10" (4.05m x 2.70m) with double glazed window to rear, access to loft, laminate flooring.

FIRST FLOOR LANDING with access to loft, which is boarded, and drop down ladder.

BEDROOM ONE

13' 1" x 9' 11" (4.0m x 3.03m) with double glazed window to front, radiator, built-in three door wardrobe with overhead storage and hanging space, airing cupboard housing water cylinder and slatted shelves.

BEDROOM TWO

10' 11" x 10' 0" (3.35m x 3.05m) with double glazed window to rear, radiator.

BEDROOM THREE

10' 11" x 6' 2" (3.35m x 1.90m) with double glazed window to front, radiator, recess with shelving and hanging space.

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

EXTERIOR

To the front there is an open lawned garden with pathway leading to front door. To the rear the garden is enclosed by wood panel fencing and is predominantly laid to lawn with hardstanding for shed and patio area.

AGENTS NOTE

Please note these photographs were taken before the current tenant took occupation.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	
England & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
48	
England & Wales	EU Directive 2002/91/EC

Tenure The property is freehold

Council Tax B

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Ref MJW/6011

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

