



Briars End, Witchford, Ely, Cambridgeshire CB6 2GA

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Briars End, Witchford, Ely, Cambridgeshire, CB6 2GA

A three bedroom end of terrace house situated on a generous plot with garage and ample off road parking in this popular village location.

- Entrance Hall & Cloakroom
- Fitted Kitchen
- Living / Dining Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Ample Off Road Parking & Garage
- Gas Boiler Replaced in 2021
- New Flooring Throughout
- Village Location

Guide Price: £267,500



WITCHFORD is a village about 3 miles west of Ely and within 15 miles of Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

ENTRANCE HALL with staircase rising to first floor, under stairs storage cupboard, vinyl flooring, radiator.

CLOAKROOM with double glazed window to front aspect, vinyl flooring, low level WC, wash hand basin, radiator.

LIVING/DINING ROOM 15'5" x 10'0" (4.70 m x 3.05 m) through to 9' x 6'3" (2.75m x 1.91m) in Dining area. With double glazed window to rear aspect, patio doors opening to rear garden, two radiators, TV point.

KITCHEN 9'0" x 7'6" (2.75 m x 2.28 m) with double glazed window to front aspect. Fitted with a matching range of wall and base units and work surfaces over, tiled splashbacks, inset single drainer sink unit, four ring gas hob with oven below and extractor canopy over, combi gas boiler (under warranty), vinyl flooring.

FIRST FLOOR LANDING

BEDROOM ONE 13'4" x 10'0" (4.07 m x 3.05 m) with two double glazed windows to rear aspect, radiator.

BEDROOM TWO 10'8" x 7'9" (3.24 m x 2.37 m) with double glazed window to front aspect, radiator, large cupboard.

BEDROOM THREE 10'1" x 7'3" (3.07 m x 2.20 m) with double glazed window to front aspect, radiator.

FAMILY BATHROOM Fitted with an off-white three piece suite comprising panel enclosed bath with shower attachment over, wash basin and low level WC. Tiled surrounds, vinyl flooring, heated towel rail.

EXTERIOR To the front of the property there is a lawned area, which could easily be turned into extra parking, with established shrub borders. To the side of the property there is a large parking area for multiple vehicles which in turn leads to a single garage with up and over door, power and lighting.

To the side of the driveway is gated access which leads to the rear garden which has been painstakingly landscaped by the current owners over the last year. It is now a beautiful outdoor area with feature lawn and both flowering and vegetable beds. There is also a personal door leading to the side of the garage.

AGENTS NOTE A new gas boiler was installed in 2021 after the current EPC was carried out which may improve the current values.

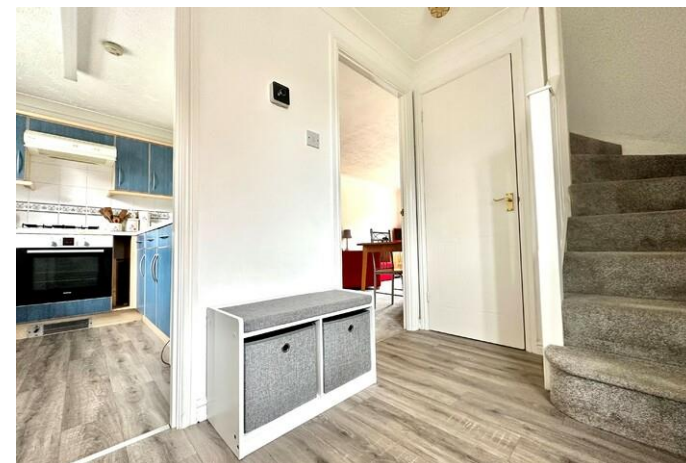
Tenure - The property is freehold

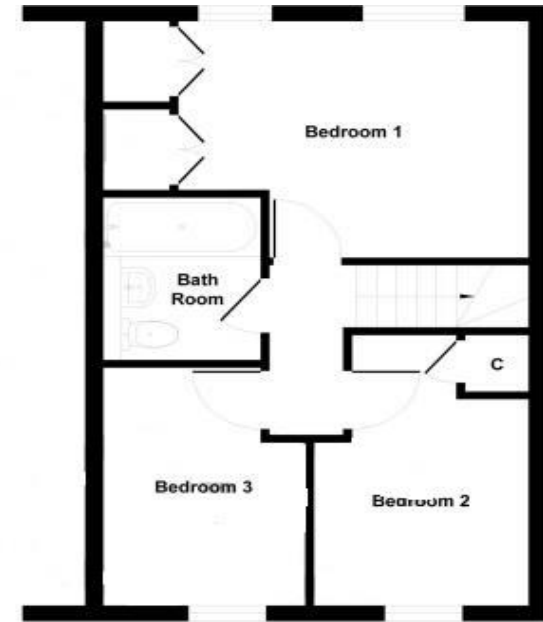
Council Tax - Band C

EPC C (72/87)

Viewing - By Arrangement with Pocock & Shaw
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Email: ely@pocock.co.uk
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Ref MJW/6685





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.

Approx. Gross Internal Floor Area 762 sq. ft / 70.86 sq. m