



**Silver Street, Witcham, Ely, Cambridgeshire
CB6 2LF**

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An immaculately presented and recently refurbished throughout detached bungalow, benefiting from the advantage of no upward chain. Accommodation comprising two bedrooms, kitchen, lounge, shower room, driveway, garage and garden.

- Recently Refurbished Detached Bungalow
- Updated Kitchen
- Lounge with Fireplace
- Two Bedrooms
- Refurbished Shower Room
- Driveway and Garage
- Enclosed Rear Garden
- No Upward Chain

Guide Price: £279,950



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 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 Entrance door, radiator and storage cupboard. Door leading to:-

KITCHEN 10'5" x 9'11" (3.17 m x 3.03 m) Fitted with a range of matching base and wall units with worktop space over, electric hob and oven with extractor hood over, 1 and a half bowl sink with tiled splashback, integrated fridge/freezer and plumbing for washing machine. Tiled flooring and double glazed window to front aspect.

LOUNGE 15'5" x 11'10" (4.69 m x 3.61 m) Featuring a fireplace. Radiator and window to front aspect.

BEDROOM ONE 12'3" x 10'5" (3.74 m x 3.17 m) Radiator and double glazed window to rear aspect.

BEDROOM TWO 12'4" x 8'7" (3.75 m x 2.61 m) Radiator and double glazed window to rear aspect.

SHOWER ROOM Three-piece suite comprising large shower, vanity wash-hand basin with storage under and WC. Tiled flooring, walls and double glazed opaque window to rear aspect.

GARAGE Electric powered door to the front, window and door to side of the property.

EXTERIOR The property boasts a driveway to the front of the property which leads you to the garage. There is an enclosed rear garden which is mainly laid to lawn and features a patio area.

Tenure The property is Freehold

Council Tax Band C

EPC E (49/83)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7467



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.

Ground Floor

