



Berristead Close, Wilburton, CB6 3RS

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## Berristead Close, Wilburton Ely, Cambridgeshire CB6 3RS

A three bedroom bay fronted semi-detached home in need of modernisation and situated on a generous plot with potential to extend (subject to planning).

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Rear Lobby, WC & Utility
- Three Bedrooms
- Family Bathroom
- Generous Plot with Gardens to Front & Rear
- No Upward Chain

**Guide Price: £235,000**



**WILBURTON** is a charming village set on an elevated position. It is situated almost 6 miles from Ely and 12 miles from Cambridge. Village amenities include shop, primary school, social and sports facilities. A fine Church stands at one end of the village and the playing field is in a particularly attractive setting.

**ENTRANCE HALL** with staircase rising to first floor, radiator, storage radiator, cupboard housing the electric meter.

**SITTING ROOM** 19' 1" x 13' 5" (5.83m x 4.10m)  
Irregular shaped dual aspect room with double glazed bay windows to front and window to rear, radiator, two electric storage radiators, original solid fuel burner.

#### **KITCHEN/BREAKFAST ROOM**

11' 5" x 10' 5" (3.50m x 3.20m) with double glazed window to side. Fitted with a range of base units with work surfaces over, inset stainless steel sink unit with drainer, walk-in pantry with window to side, plumbing for washing machine or dishwasher, radiator. Door leading to:-

**REAR LOBBY** with door to either side linking to the outbuildings with low level WC and coal shed. Utility space to the rear with window to side.

**FIRST FLOOR LANDING** with double glazed window to front, access to loft, airing cupboard.

**BEDROOM ONE** 13' 5" x 10' 7" (4.10m x 3.23m) with double glazed window to rear, built-in storage cupboard, radiator.

**BEDROOM TWO** 10' 6" x 9' 10" (3.22m x 3.00m) with double glazed window to rear, storage cupboard, radiator.

**BEDROOM THREE** 8' 3" x 8' 3" (2.52m x 2.52m) with double glazed bay window to front, radiator, built-in storage cupboard.

#### **FAMILY BATHROOM**

Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath with separate shower over. Opaque double glazed window to side, vinyl flooring.

#### **EXTERIOR**

To the front the property has a generous lawned garden with pathway leading to the front door and side access. The rear garden is predominantly laid to lawn with plant & shrub borders and timber outbuilding.

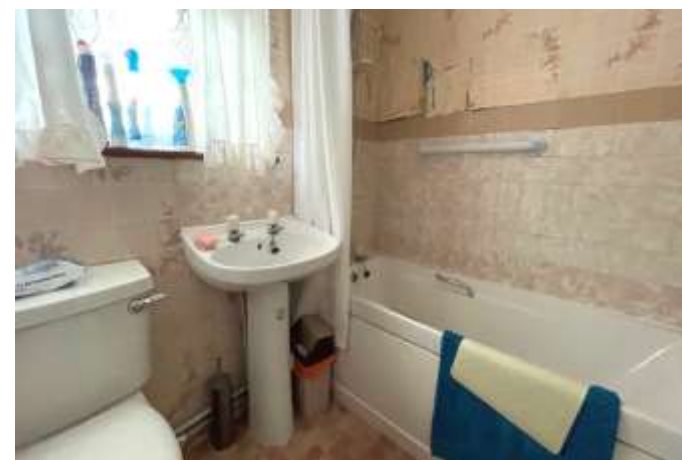
**TENURE** The property is freehold

**COUNCIL TAX** Band B

**EPC RATING** D (56/83)

**VIEWINGS** By Arrangement with Pocock & Shaw  
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**REF** MJW/6433







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.

