



32 Manor Close, Witchford
Ely

RICHARD
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ESTATE AGENTS



£279,950

32 Manor Close

Witchford, Ely

An established terraced home situated in a popular cul-de-sac close to the village college and offered for sale with no upward chain. Comprises entrance hall, lounge, spacious kitchen/dining room, rear lobby/utility area, WC, ground floor office, 3 bedrooms and refitted bathroom. Outside there is a large garden measuring 100ft in length with driveway and converted garage used as a gym.

- Spacious Terraced Home
- 3 Bedrooms
- Lounge And Kitchen/Dining Room
- Rear Utility/WC Area And Converted Outbuilding
- Refitted Bathroom
- Superb Garden Of Approx 100 Ft
- Converted Garage Used as Gym
- Cul-De-Sac close to Village College
- No Upward Chain
- Freehold/Council Tax B/EPC TBC



Entrance Hall

With door to front, stairs to first floor, radiator.

Lounge

With double glazed bay window to front, shelved display niche, radiator.

Kitchen/Diner

With double glazed window to rear, fitted with a range of wall and base level storage units, sink unit and drainer, built in electric oven, hob, extractor hood, pantry, radiator.

Rear Lobby

With side passage leading to the front and providing excellent storage space, double glazed window to side, plumbing for washing machine, door to garden.

Cloakroom

With low level WC, wash basin, heated towel rail.

Office/Studio

With double glazed window to rear, built in cupboards. (This is a converted outbuilding with single brick skin walls)

Landing

With access to loft with ladder connected.

Bathroom

Modern, refitted suite with bath with shower over, vanity unit with wash basin and storage, built in low level WC, double glazed window to rear, heated towel rail.

Bedroom 1

With two fitted wardrobes, double glazed window to front, radiator.

Bedroom 2

With double glazed window to rear, radiator.

Bedroom 3

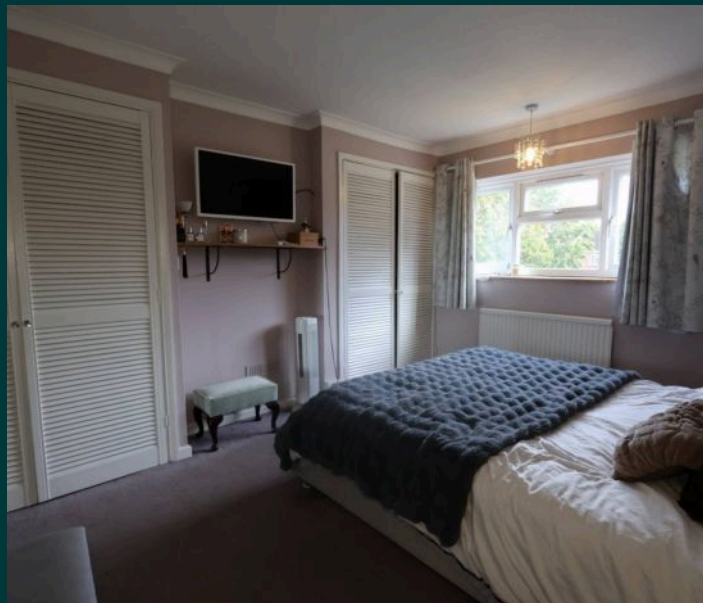
With double glazed window to front, radiator.

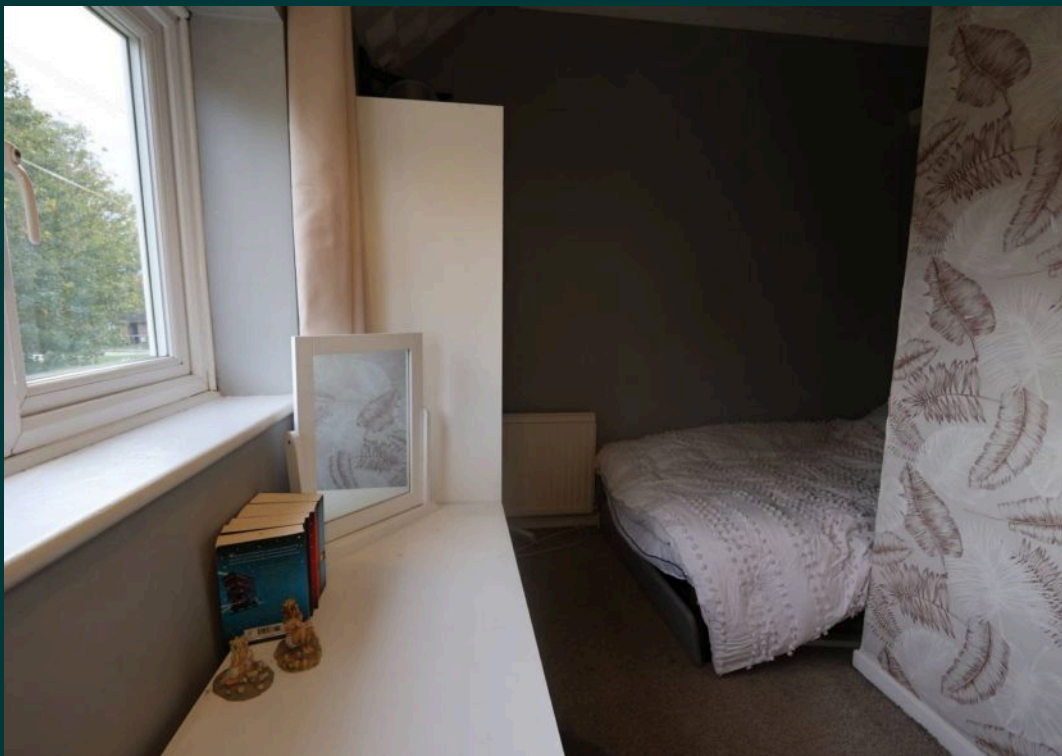


Outside

To the front there is an open plan lawned garden whilst at the rear of the property there is a large lawned garden measuring approximately 100 feet in length. At the bottom of the garden is a converted garage which is currently used as a gym but could be reinstated for garage use.

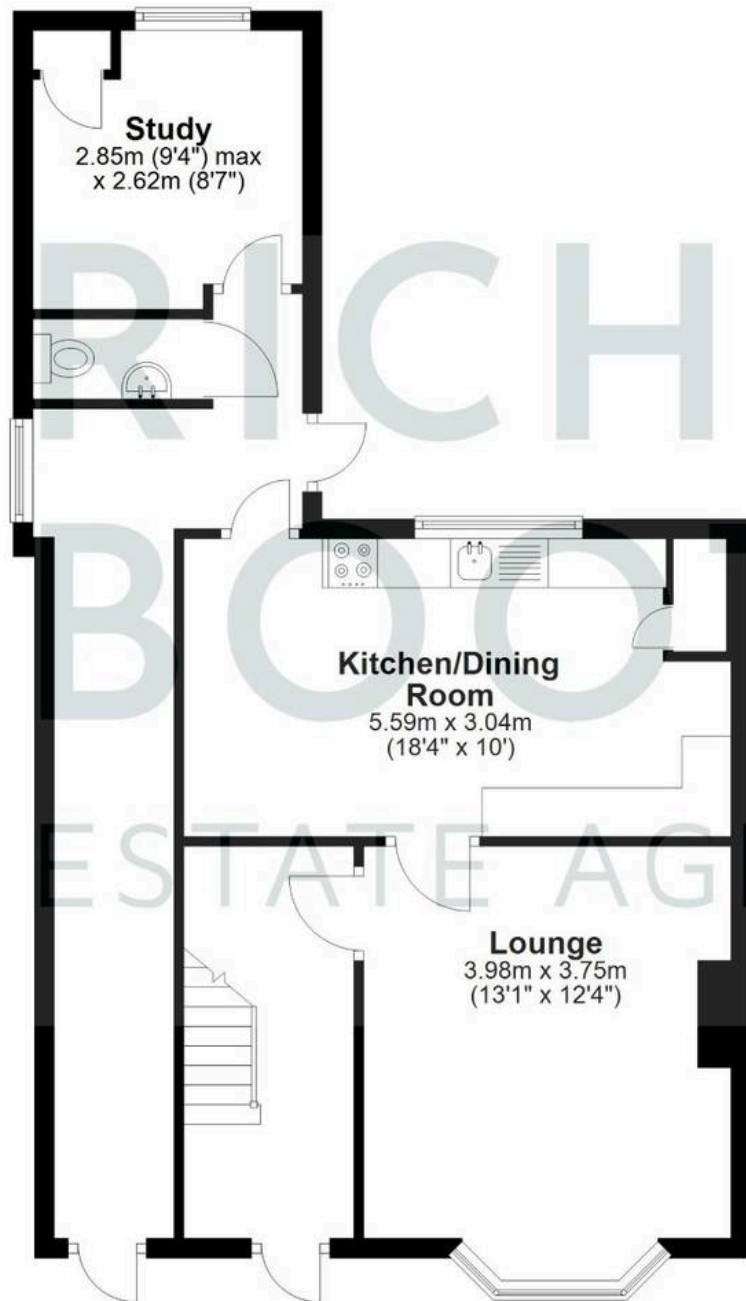
Against the converted garage is a gravelled driveway providing side by side parking.





Ground Floor

Approx. 63.5 sq. metres (684.0 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 108.5 sq. metres (1167.7 sq. feet)



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