



6 Ardennes Avenue, Witchford
Ely

RICHARD
BOOTH
ESTATE AGENTS



£295,000

6 Ardennes Avenue

Witchford, Ely

This immaculately presented three-bedroom semi-detached house occupies a sought-after position on the edge of a modern development, overlooking open farmland to the front. The property offers a bright and spacious lounge, ideal for relaxing or entertaining guests, and a contemporary kitchen/dining room with fitted appliances. Each of the three bedrooms is well-proportioned, making the home suitable for young families, couples, or those seeking a versatile layout for home working. Outside there are well maintained gardens and a driveway running alongside the property.

The house benefits from gas central heating, double glazing throughout, and tasteful décor, ensuring a move-in-ready condition for its next owners. With its welcoming atmosphere and practical design, this property would make an ideal first-time buy or a comfortable home for those looking to upsize.

Viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

EPC: B

- Modern Semi Detached House
- 3 Bedrooms
- Kitchen/Dining Room
- Spacious Lounge
- Driveway And Rear Garden
- Immaculately Presented Throughout
- Edge Of Development Position Overlooking A Field To Front
- Ideal First Time Buy
- Gas Central Heating



Entrance Hall

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

Cloakroom

With low level WC, wash basin, double glazed window to front, Amtico flooring, radiator.

Lounge

With double glazed window to front overlooking farmland, understairs cupboard, television point, radiator.

Kitchen/Dining Room

With double glazed window and French doors to rear, fitted with a range of matching wall and base level units, drawers and worksurfaces, stainless steel sink and drainer, integrated fridge/freezer, dishwasher, electric oven, gas hob and extractor hood, plumbing for washing machine, cupboard housing the gas boiler, radiator.

Landing

With shelved linen cupboard, access to loft.

Bedroom 1

With double glazed window to rear, television point, radiator.

Bedroom 2

With double glazed window to front, radiator.

Bedroom 3

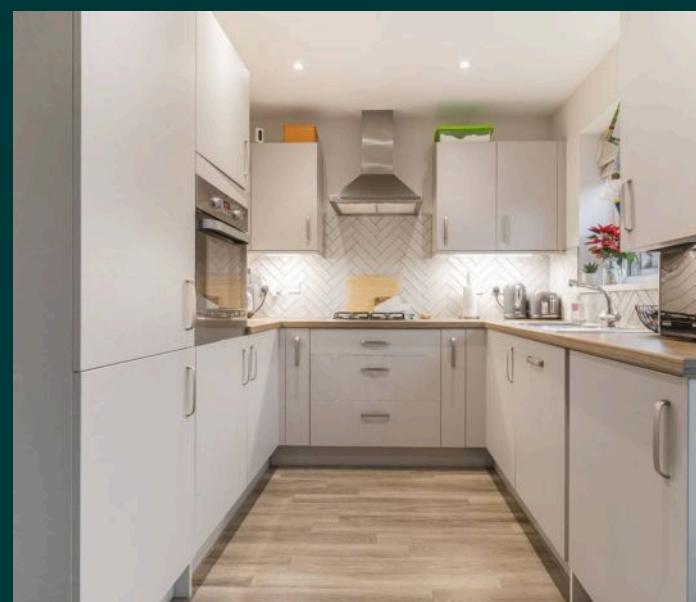
With double glazed window to rear, radiator.

Bathroom

With suite comprising low level WC, wash basin, bath with shower above, double glazed window to front, heated towel rail.

Outside

To the front there is a lawned garden and driveway providing parking for two cars. Pedestrian access leads into the rear garden which consists of a patio, lawn and decking. There is also a timber built shed with electricity connected and an outdoor power supply.



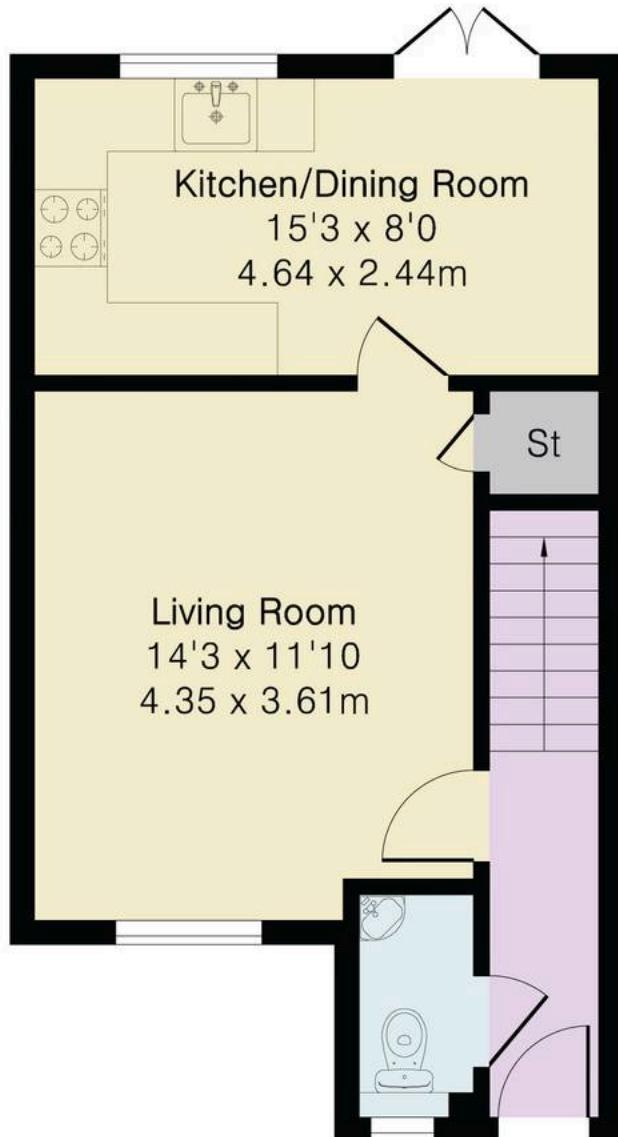




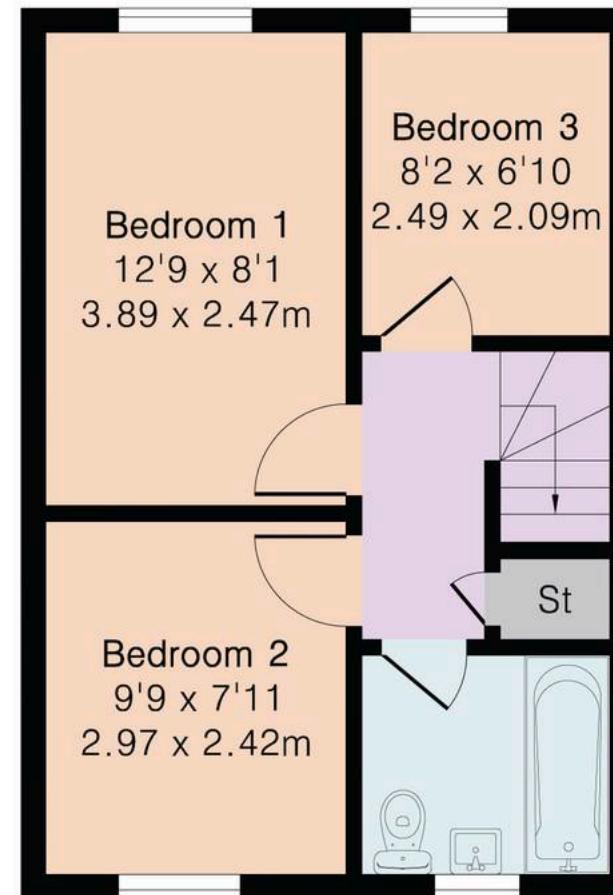
Approximate Gross Internal Area 726 sq ft - 67 sq m

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 346 sq ft – 32 sq m



Ground Floor



First Floor



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