Manor Court Road, Witchford, Ely, Cambridgeshire CB6 2JW

An end of terrace one bedroom bungalow, which forms part of a small development of properties for the over 55’s, in this popular village location.

- Entrance Hall
- Living Room
- Kitchen
- Bathroom
- Bedroom
- Low Maintenance Garden
- Leasehold Warden Supervised
- Over 55’s Only
- Off Road Parking

Guide Price: £120,000
**WITCHFORD** is a village about 3 miles west of Ely and only about 14 miles from Cambridge. There are public transport facilities to Ely and a primary school and village college in the village.

**ENTRANCE HALL** Double glazed entrance door with window to side, hatch to roof space, wall mounted storage heater, cupboard housing factory lagged hot water cylinder. Door through to:

**LIVING ROOM** 15' 2" x 10' 9" (4.64m x 3.3m) with double glazed double French doors to rear garden and with wonderful far reaching views over countryside beyond. Storage heater and door through to:-

**KITCHEN** 10' 9" x 6' 6" (3.28m x 2.00m) with double glazed window to front. Fitted with a matching range of natural finish wall and base units with drawers, roll edge work surfaces and tiled splashbacks. Inset stainless steel single drainer sink unit, recess for cooker (stm) with built-in extractor hood over (not tested), space & plumbing for washing machine, further appliance space. Wall mounted electric heater.

**BEDROOM** 11' 11" x 9' 8" (3.64m x 2.97m) with double glazed window to rear. Built in cupboard with hanging rail and shelf, wall mounted electric heater.

**SHOWER ROOM** with double glazed window to front. In all probability a bathroom initially and could be changed back relatively easily if required. Consisting of a suite comprising shower cubicle, pedestal wash hand basin with tiled splashbacks and close coupled WC. Wall mounted electric heater.

**EXTERIOR** The property lies behind a garden which is mainly gravelled with some paving slabs and several shrubs. The rear garden has the most wonderful views of farmland to the rear and is predominantly paved with a timber shed.

**AGENTS NOTE**
The shed shown to the front is not included in the sale.

**Services** All mains services are connected

**Tenure** The property is leasehold

**Ground Rent** £24.96 pa

**Service Charge** £1,149.96

(Total Costs of £97.91 payable per month)

**Council Tax Band** A

**Viewing** By Arrangement with Pocock & Shaw

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

**Ref** GVD/5509

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**Energy Efficiency Rating**

![Energy Efficiency Rating Table](image)
Ground Floor
Approx. 43.0 sq. metres (463.1 sq. feet)

Bedroom

Lounge/Diner

Shower Room

Kitchen

Total area: approx. 43.0 sq. metres (463.1 sq. feet)

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.