



**Briars End, Witchford, Ely, Cambridgeshire CB6 2GB**

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## Briars End, Witchford, Ely, Cambridgeshire CB6 2GB

A well-presented three bedroom mid-terrace home situated on a popular established development in this highly sought after village close to Ely.

- Entrance Porch
- Downstairs Cloakroom
- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Rear Enclosed Garden
- Popular Village Location

**Guide Price: £269,950**



**WITCHFORD** is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway. Along with a local café and access to shops/companies on the Lancaster Way Business Park.

**ENTRANCE PORCH** Entrance door to front aspect, double glazed window to front, radiator, door to:-

**DOWNSTAIRS CLOAKROOM** Fitted with a two piece suite comprising low level WC and wash hand basin. Radiator and opaque double glazed window to front aspect.

**LOUNGE** 14'11" x 14'6" (4.54 m x 4.42 m) With double glazed window to front aspect, two radiators, staircase rising to first floor.

**KITCHEN/DINING ROOM** 14'9" x 9'6" (4.50 m x 2.90 m) Open plan Kitchen/Dining Room.

**Kitchen area** fitted with a matching modern range of wall and base units with work surfaces over, tiled splashbacks and inset stainless steel sink unit with mixer tap. Four ring gas hob, built-in oven below and extractor canopy over. Double glazed window to rear, built-in dishwasher, space for fridge freezer.

**Dining area** with double glazed sliding patio doors to rear and radiator.

## FIRST FLOOR LANDING

**BEDROOM ONE** 11'2" x 8'4" (3.41 m x 2.55m) With double glazed window to front aspect, built-in single wardrobe with overhead storage and hanging space. Radiator.

**BEDROOM TWO** 9'7" x 8'4" (2.92 m x 2.55 m) With double glazed window to rear aspect, double built-in wardrobe with overhead storage and hanging space, built-in airing cupboard. Radiator.

**BEDROOM THREE** 8'3" x 6'7" (2.50 m x 2.00 m) With double glazed window to front aspect. Radiator.

**BATHROOM** Recently fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower over. Tiled splashbacks, opaque double glazed window to rear aspect.

**EXTERIOR** The front of the property is a lawned garden area, with an outside tap and pathway leading to the front door.

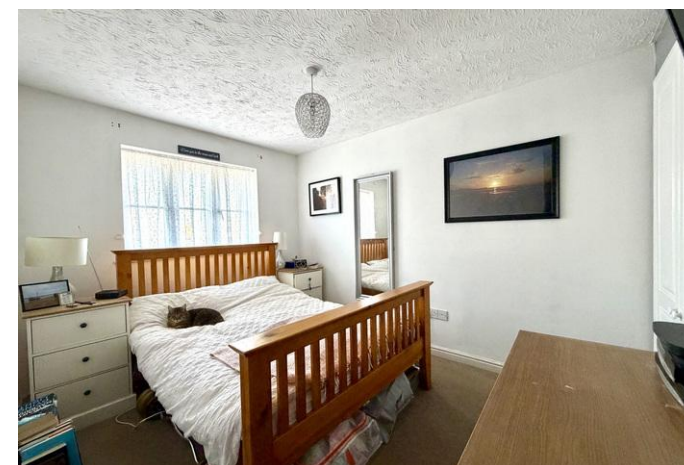
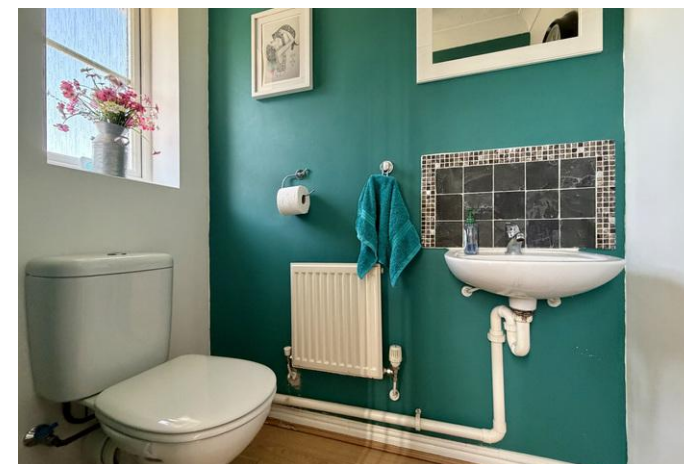
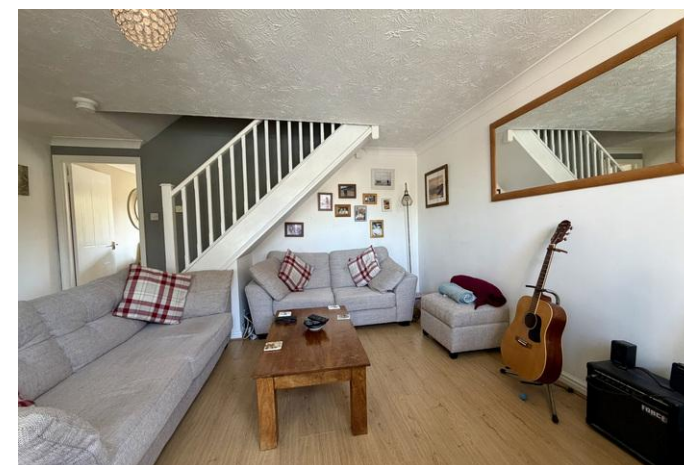
The rear garden is fully enclosed by wood panel fencing and is mainly laid to lawn with a raised patio area in front of the patio doors. Pathway leading to the rear of the garden where there is hard standing for a timber shed.

**Tenure** The property is Freehold

**Council Tax** Band C      **EPC** C (74/79)

**Viewing** By Arrangement with Pocock & Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW-7441





**Ground Floor**  
Approx. 37.3 sq. metres (401.8 sq. feet)  
(excluding Deck, Garden, Front Garden)



**First Floor**  
Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 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.