



Briars End, Witchford
Ely, CB6 2GA
£262,000

MA
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Briars End, Ely, CB6 2GA

A well presented semi detached home in a quiet cul de sac that benefits from a conservatory and a garage. Located in the popular village of Witchford which boasts many amenities including a shop, two pubs and primary and secondary schools.

Accommodation includes a fitted kitchen, living room/diner, WC, conservatory, two bedrooms and a bathroom.

Outside, a mature rear garden with access to the driveway that leads to a garage.

The property is sold with no upward chain and would make an ideal first time purchase.

Entrance Hall

Front door leading to:

Kitchen

10'5" x 6'10"

Fitted with a range of eye and base level units, integrated oven and hob, with space for white goods. Window to front aspect.

WC

5'2" x 7'11"

Suite comprising of WC and handwash basin.

Living Room

13'7" x 13'3"

Electric fireplace, understairs storage, sliding doors through to conservatory.

Conservatory

10'9" x 8'0"

French doors leading to rear garden.

Bedroom 1

13'3" x 9'0"

Windows to rear aspect.

Bedroom 2

12'4" x 6'10"

Window to front aspect.

Bathroom

6'5" x 5'2"

Suite comprising of panelled bath, WC and hand wash basin. Window to front aspect

Property Information

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambridgeshire)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 67 SQM

Parking – Off Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

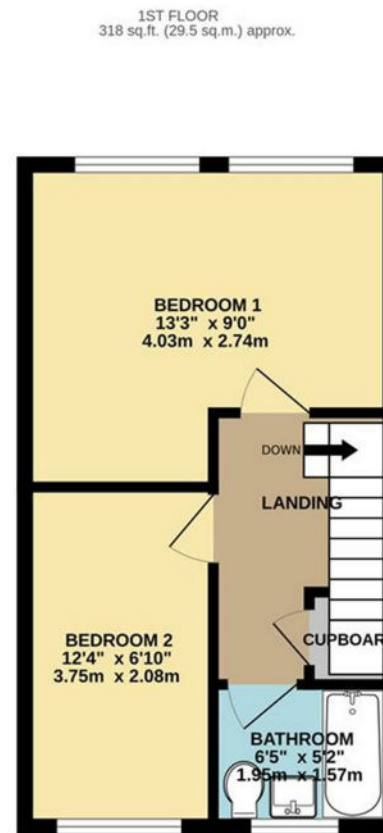
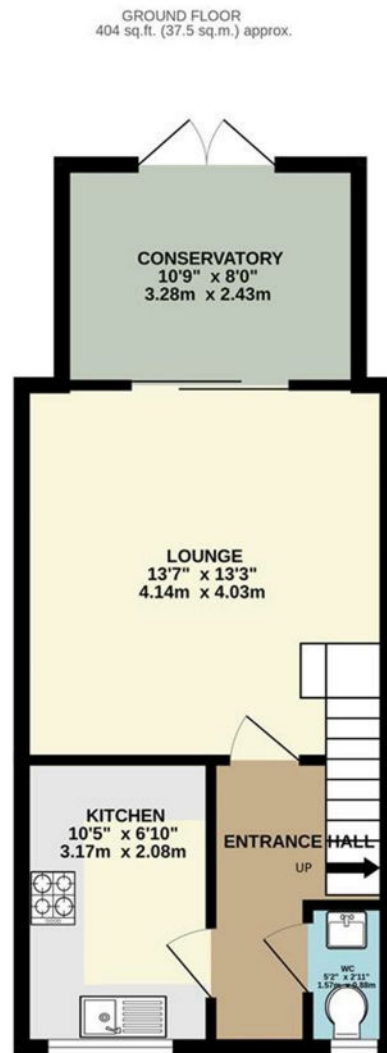
Rights of Way, Easements, Covenants

– None that the vendor is aware of

Location

Witchford is a popular and well-connected village situated just two miles west of the historic city of Ely, offering an excellent balance of countryside living and modern convenience. The village benefits from a strong sense of community, a range of everyday amenities including a primary school, village college, shop, Post Office and public house, together with excellent road links to Cambridge and surrounding areas. With Ely's mainline railway station nearby providing direct services to Cambridge and London. Witchford is an attractive location for families, professionals and couple alike seeking a peaceful village lifestyle without compromising on accessibility.



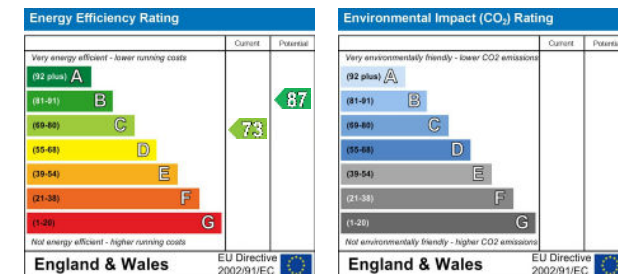


TOTAL FLOOR AREA : 722 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Quiet Cul De Sac Location
- Well Presented Semi Detached Home
- Two Good Sized Bedrooms
- Conservatory
- Enclosed Garden
- Garage



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







