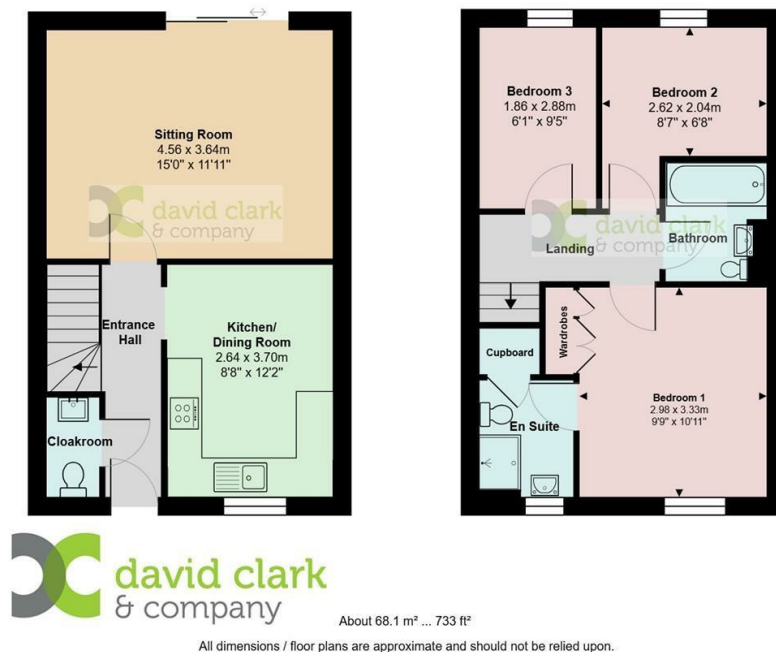


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
clarkhomes.co.uk



69 Briars End, Witchford, CB6 2GB
Asking Price £259,950





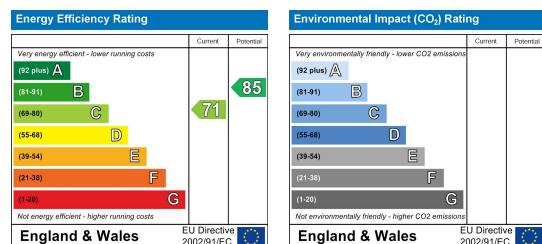
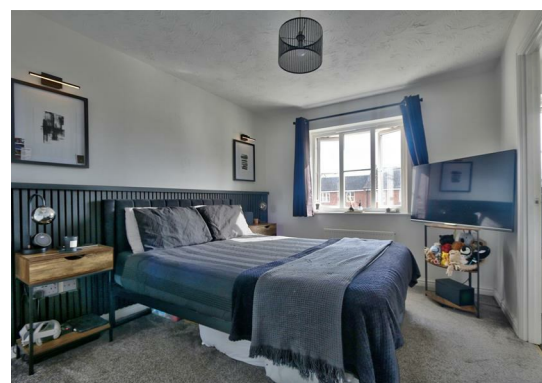
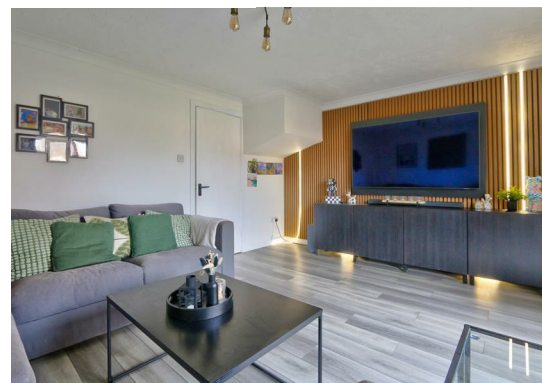
- **Modern Mid-Terraced House**
- **Kitchen/dining Room**
- **3 Bedrooms**
- **Gas Fired Radiator Heating**
- **Parking & Single Garage**
- **Well Presented Throughout**
- **Sitting Room & Cloakroom**
- **2 Bath/Shower Rooms**
- **Enclosed Rear Parking**
- **NO ONWARD CHAIN**

A 3 bedroom mid terraced house situated within a highly regarding, established development. Ideal for first time buyers or an investment opportunity the property offers well presented accommodation, in brief, comprising:- entrance hall, cloakroom, kitchen/dining room and sitting room at ground floor level, 3 bedrooms and 2 bath/shower rooms (1 en suite) at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is a small garden area to the front of the house and a fully enclosed garden to the rear with gated access to 2 parking spaces and a single garage in nearby block. The Council Tax rating is currently Band C and the EPC rating is currently Band C.

Witchford is a popular village with schools catering for all ages, public house, large recreation ground and social club. More extensive facilities are available at nearby Ely, which also has a mainline railway station with regular services to Cambridge and London.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/ladder.rewarded.airstrip>



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.