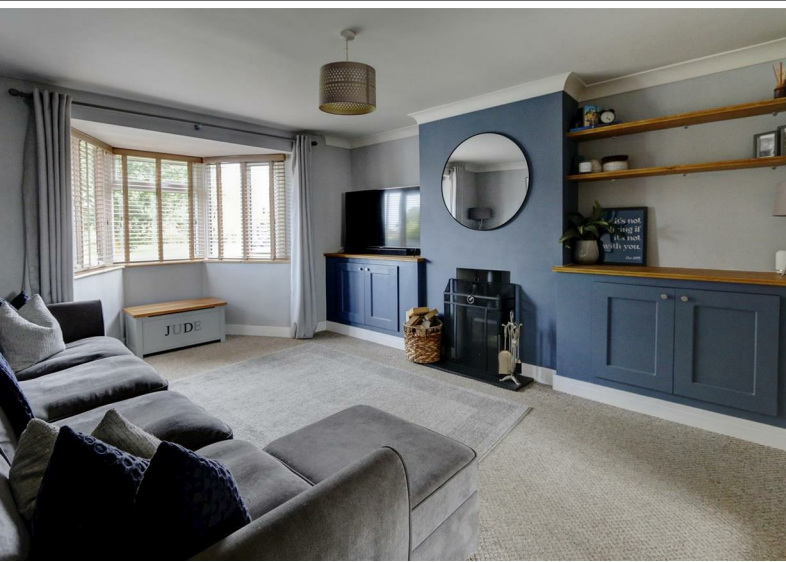
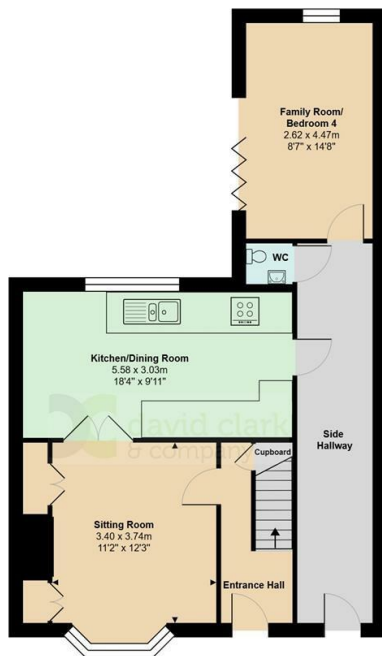


Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
01353 665020 | sales@clarkhomes.co.uk
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37 Manor Close, Witchford, CB6 2JB
Asking Price £295,000





About 109.3 m² ... 1177 ft²
All dimensions / floor plans are approximate and should not be relied upon.

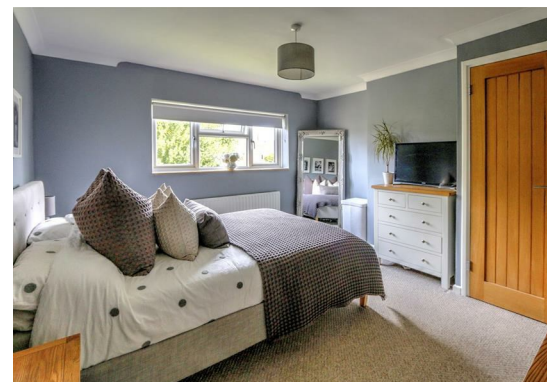
- Superbly Refurbished Mid Terraced House
- Sitting Room With Wood Burning Stove & Base Level Cupboards to Alcoves
- Family Room/Bedroom 4 Suitable For a Variety of Uses
- Gas Fired Heating to Radiators
- Open Plan Garden to Front
- Exceptionally Well Presented Throughout
- Stylish & Spacious Kitchen/Dining Room
- 3 Bedrooms, Bathroom & Cloakroom
- Upvc Double Glazed Windows
- Fully Enclosed Garden to Rear

A greatly improved and exceptionally well presented 3/4 bedroom terraced house situated in an established location within the highly regarded village of Witchford. The property which has been comprehensively refurbished by the present owners offers excellent, versatile accommodation, in brief, comprising:- entrance hall, sitting room, kitchen/dining room, side hall, cloakroom and family room/bedroom 4 at ground floor level, 3 bedrooms and bathroom at first floor level. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is an open plan area of lawn to the front of the property and a good sized, fully enclosed garden to the rear with decked terrace, area of lawn and garden shed. The Council tax rating is currently Band B and the EPC rating is currently Band D.

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/durations.adapt.bystander>



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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