



BRIARS END, WITCHFORD, CB6 2GA

OFFERS AROUND £169,950

10 Briars End, Witchford, Ely, Cambridgeshire, CB6 2GA

A very well presented two bedroom semi detached property with garage and parking.

2 bedrooms - bathroom - lounge/dining room - kitchen - cloakroom - front and rear gardens - garage and parking

Witchford is situated approximately 3 miles due west of Ely on the A142. This popular village boasts a primary school and village college, public house, restaurant; Chinese takeaway, social club, a garage and Sedgeway Riding Stables offer extensive equestrian facilities. The village is accessible to Cambridge, Lancaster Way Business Park and the Cathedral City of Ely, with its shopping and social facilities.

The property sits semi detached on 'Briars End', a very popular development with a mixture of house sizes and styles surrounding it.

There is currently a tenant in situ paying £575 per calendar month, making the property ideal for an investment opportunity, or alternatively it would equally suit any first time buyers looking to get started on the housing ladder.

The house also benefits from front and rear gardens, garage and parking space.

Features of Note

- No upward chain
- Well presented
- Quiet cul de sac development

Services

All mains services are connected.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

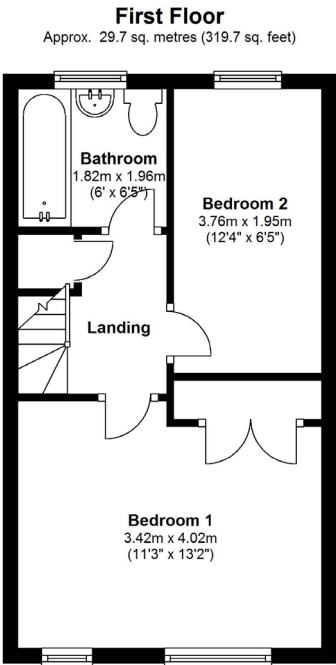
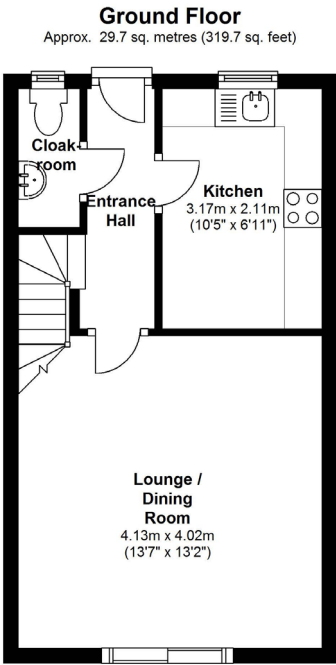
Local Authority

East Cambridgeshire District Council
Tel: 01353 665555. Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The full version is available on our website or on request.



Total area: approx. 59.4 sq. metres (639.4 sq. feet)

NOT TO SCALE: For guidance purposes only

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