



Clover End, Witchford, CB6 2XD

**CHEFFINS**

## Clover End

Witchford,  
CB6 2XD

Semi-detached house located in the popular village of Witchford. Accommodation comprises entrance hall, kitchen, dining/living room, two bedrooms, bathroom, gardens to front and rear, garage and driveway parking. Available: 01/05/2025. Minimum 6 month term. Deposit: £1,153. Holding fee: £230. Council tax band: B. EPC: C

### LOCATION

Witchford is situated approximately 2 miles West of Ely on the A.142. Witchford has a range of day to day amenities and facilities, together with a secondary college. Ely provides a full range of shopping, sporting and domestic facilities, together with a mainline rail service via Cambridge (15 miles) and London.

2 1 1

£1,000 PCM







## ENTRANCE HALL

## KITCHEN

with integrated oven, electric hob, space for fridge/freezer and plumbing for washing machine.

## DINING/LIVING ROOM

with patio doors to garden.

## BEDROOM

## BEDROOM

## BATHROOM

with WC, basin and bath with shower attachment over.

## OUTSIDE

Enclosed rear garden, garage and driveway parking adjoining the property.

## LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.

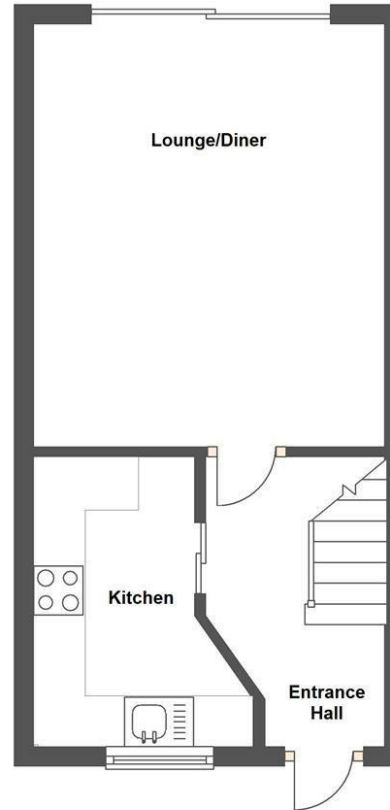




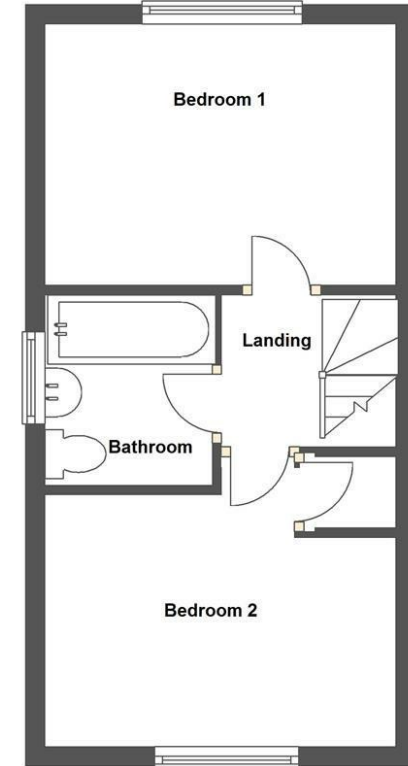
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>73</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Ground Floor**  
Approx. 25.6 sq. metres (275.8 sq. feet)



**First Floor**  
Approx. 25.2 sq. metres (270.9 sq. feet)



Total area: approx. 50.8 sq. metres (546.7 sq. feet)

### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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