



175 Main Street,  
Witchford, Ely, Cambs, CB6 2HP  
**OFFERS OVER £260,000**



## 175 Main Street, Witchford, Ely, Cambs, CB6 2HP

Great renovation opportunity - Three bed semi-detached house in this popular village, in need of repair and renovation internally and externally, but benefitting from good sized accommodation, off road parking and a large rear garden. There is a lounge diner, kitchen diner, WC, 3 bedrooms and a large rear garden.



### Living Area - 4.06m x 2.79m (13'4" plus staircase x 9'2")

Part glazed entrance door. Stairs to first floor. Dado rail. Coved ceiling with light point. Double glazed window to the front aspect. Gas fire as fitted with tiled inset and timber surround. Storage cupboards. Door to Bathroom.

### Dining Area - 3.45m x 3.43m (11'4" x 11'3")

Built-in shelf unit. Central heating thermostat Coved ceiling with light point. Dado rail. Glazed door to Kitchen.

### Kitchen/Breakfast Room - 5.05m x 3.53m (16'6" x 11'7")

Range of units at base level. Glass fronted wall cupboard. Double glazed window to the side aspect. Further window to the rear aspect. Two wall light points. Part double glazed door. Door to larder cupboard/Utility area with plumbing for automatic washing machine. Double doors to the conservatory.

### Bathroom - 1.55m x 1.55m (5'1" x 5'1")

Accessed through small lobby from living area. Panelled bath. Tiled splash areas. pedestal wash basin. low level WC. Double glazed window to the side aspect.

### Conservatory

Low brick wall and then timber construction. (In need of rebuilding). Patio doors to the rear.

### Landing

Double glazed window to the side aspect. access to loft space. Ceiling light point.

### Bedroom 1 - 3.48m x 2.69m (11'5" x 8'10")

Built-in wardrobe. Wood flooring. Radiator. built-in shelving. Double glazed window to the rear aspect.

### Bedroom 2 - 3.05m x 2.72m (10'0" x 8'11")

Double glazed window to the front aspect. Radiator. Built-in wardrobes. Ceiling light point.

### Bedroom 3 - 2.64m x 2.03m (8'8" x 6'8")

Window to the rear aspect.

### WC

Low level WC. Wash basin with cupboards under. radiator. Wall light point. Double glazed window to the front aspect.

### Outside

The front garden has a small area of formal garden with tree and a small brick wall to the front boundary. There is a driveway providing off road parking/turning. This extends to the side of the property which provides further parking. Meter cupboard. The Large rear garden has a small pond and is largely overgrown (currently being cleared).

### Notes

Local Council is East Cambridgeshire District Council

Council Tax Band is B

**The property is in need of extensive repair/renovation.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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