



Common Road, Witchford, CB6 2HY

CHEFFINS

Common Road

Witchford,
CB6 2HY

- Established Detached Bungalow
- Non Estate Location Close to Village Schools
- 3 Double Bedrooms
- 21 Ft x 18 Ft Lounge / Dining Room
- Enclosed Rear Garden
- Additional Front & Side Gardens
- Driveway & Double Length Garage
- Gas Central Heating
- No Upward Chain

A spacious 3 double bedroomed detached bungalow offered for sale with no upward chain.

Conveniently located for the village schools the bungalow comprises entrance hall, 3 double bedrooms, bathroom, 21' x 18' lounge/dining room, rear lobby, kitchen and side lobby/utility area. The property sits centrally within the plot so has the benefit of front, side and rear gardens which offer potential for extension (subject to planning), together with a driveway and double length garage.



Asking Price £340,000





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 primary school and 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.

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ENTRANCE HALL

With door to front aspect, access to loft, radiator.

BEDROOM 1

With built-in double wardrobe, double glazed window to rear aspect, radiator.

BEDROOM 2

With double glazed window to side aspect, television point, radiator.

BEDROOM 3

With double glazed window to front aspect, built-in wardrobe, dressing table and drawers, radiator.

BATHROOM

With suite comprising low level WC, pedestal hand wash basin, sunken bath, shower cubicle, airing cupboard housing hot water cylinder, double glazed window to front aspect, radiator.

LOUNGE / DINING ROOM

(Overall measurement).

LOUNGE AREA

With brick built display shelf/television unit, double glazed window to rear aspect, radiator.

DINING AREA

With double glazed windows to side and rear aspects, door to rear lobby, built-in shelving and cupboards, radiator.

REAR LOBBY

With door to rear garden and base level storage units with work surfaces, electric radiator.

KITCHEN

With double glazed window to front aspect, fitted with a range of timber eye and base level units and drawers with work surfaces, double bowl sink unit and drainer, dishwasher, fridge and cooker, wall mounted gas fired boiler, double glazed window to front aspect, radiator.

SIDE LOBBY

With door to front aspect, plumbing for washing machine, space for tumble drier, electric radiator.

Please note the Miele washing machine and tumble drier are included in the sale.

OUTSIDE

The property sits centrally within the plot and has front and side gardens which are a combination of shingle and numerous different varieties of trees, mature hedging

plants and shrubs. To one side of the bungalow there is a driveway providing vehicular off street parking and leading to a double length garage which measures 30' x 11'6" and has a metal up and over door, personnel door into the garden and tap. Adjoining the garage there is a further area of side garden which once again is shingle and planting. To the rear there is an enclosed south/west facing garden which offers an excellent degree of privacy and is hard landscaped to allow easy maintenance, together with a selection of plants and shrubs. There are two outside taps.

AGENTS NOTE

Please note the bungalow has the benefit of cavity wall insulation.

MATERIAL INFORMATION

Tenure - Freehold
Length of lease - n/a
Annual ground rent amount - n/a
Ground rent review period - n/a
Annual service charge amount - n/a
Service charge review period - n/a
Council tax band - D

VIEWING

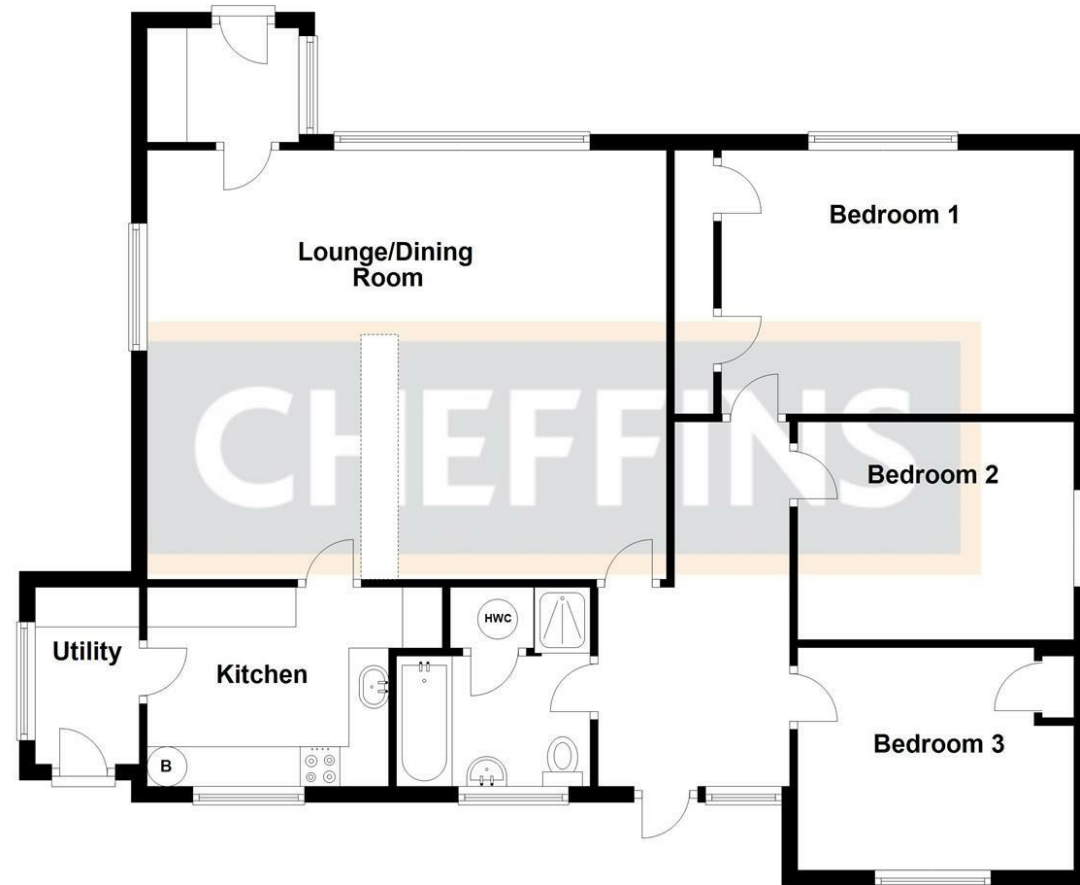
Strictly by appointment with the Agents.





Ground Floor

Approx. 103.2 sq. metres (1110.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Asking Price £340,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 103.2 sq. metres (1110.4 sq. feet)

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.