



Main Street, Witchford, CB6 2HQ



Main Street

Witchford,
CB6 2HQ

- Established Detached Family Home
- Central Village Location
- Updated Throughout
- Living Room & Dining Area
- 3 Bedrooms
- Ample Parking & Garage
- Low Maintenance Garden to Rear
- Freehold / Council Tax Band C

An established detached family home which has been updated throughout and is situated within the heart of this popular village within walking distance to village amenities including shops and schools.

3 2 1

Guide Price £355,000





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.

ENTRANCE VESTIBULE

Of upvc construction with door to front aspect, radiator. Door through to:|

LOUNGE

With feature multi-fuel burner, double glazed window to front aspect, 2 radiators. Steps leading to:

DINING AREA

With double glazed window to rear aspect, radiator, stairs to first floor.

KITCHEN

Updated with single sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, double electric oven (one being a microwave oven) , hob with extractor hood above, integral fridge, washing machine and tumble dryer, built-in storage cupboards, central island, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Loft access, with light and power and 'positive air ventilation system'.

BEDROOM 1

With double glazed window to front aspect, fitted wardrobes, radiator.

BEDROOM 2

With double glazed window to front aspect, fitted wardrobes, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

Updated with suite comprising freestanding bath tub, tiled shower cubicle, low level WC, pedestal hand basin, double glazed window to rear aspect.

OUTSIDE

To the rear of the front of the property you will find a spacious block paved driveway providing ample off road parking for numerous vehicles – leading to a single garage with metal up and over door. To the rear you will find a low maintenance garden with artificial turf, paved patio and personnel door into the garage, together with a purpose built timber lean-to storage area to side.

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 - C

AGENTS NOTES

Construction is brick elevations under a

tiled roof and the property has mains water, electricity and drainage connected.

Flood risk:

Rivers & The Sea - very low risk

Surface Water - very low risk

Reservoirs - flooding from reservoirs is unlikely in this area

Groundwater - flooding from groundwater is unlikely in this area

Information obtained from gov.uk website

Fibre broadband is connected to the property and according to ofcom.org.uk mobile coverage is indicated to be 'good' for 4 out of 4 providers checked. There is no telephone line connected

VIEWING ARRANGEMENTS

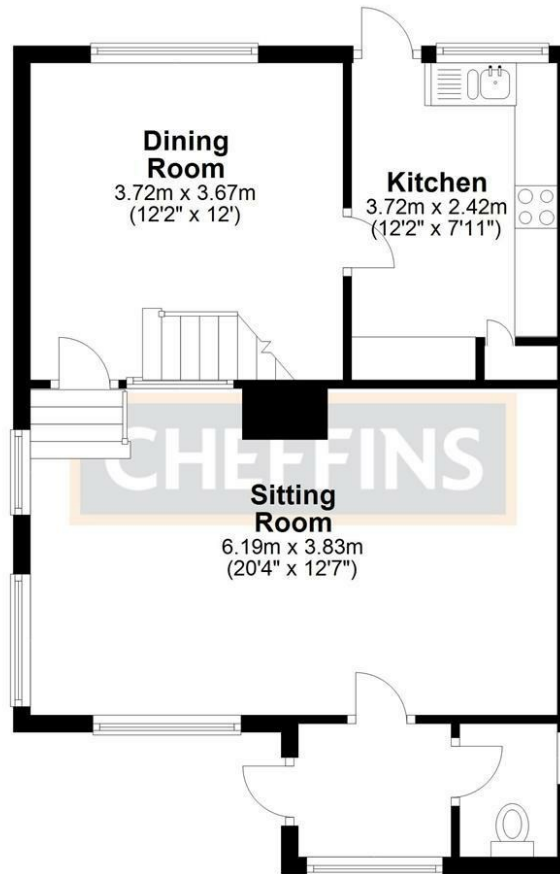
Strictly by appointment with the Agents.





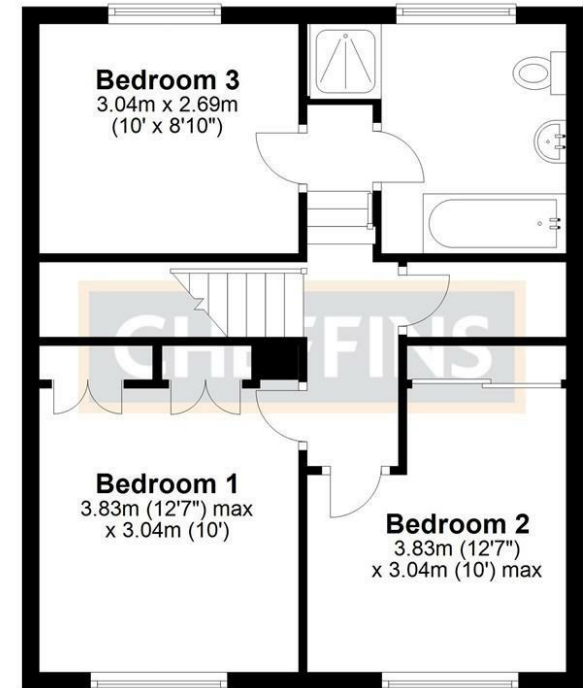
Ground Floor

Approx. 52.4 sq. metres (563.5 sq. feet)

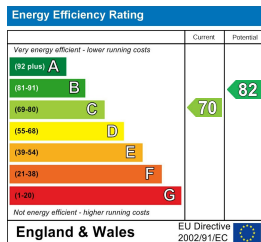


First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 99.4 sq. metres (1069.7 sq. feet)



Guide Price £355,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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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.