



Elm Close, Witchford, CB6 2JH

CHEFFINS

Elm Close

Witchford,
CB6 2JH

- Semi Detached Bungalow
- Quiet Cul De Sac Location
- 2 Bedrooms
- Rear Garden
- Single Garage
- Excellent Opportunity
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating TBC

A two-bedroom, semi-detached bungalow situated in a peaceful cul-de-sac is available for purchase without an onward chain.

The property boasts a well-appointed interior, comprising an entrance hall, kitchen, living/dining room, two bedrooms, and a modernised shower room. Large, double-glazed windows fill the home with natural light, complemented by an oil-fired central heating system.

Externally, the property features a rear garden, primarily laid to lawn with established borders and a patio area, alongside a front garden that overlooks a green. Additionally, there is a single garage located at the rear of the property.

This bungalow represents an excellent opportunity for those desiring a ready-to-move-into home, while also offering potential for extensions and loft conversions, subject to obtaining the necessary planning consent.



Guide Price £250,000



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 HALL

With door to side aspect, cupboard housing wall mounted fuse box, cupboard housing oil fired boiler (fitted in 2022), access to loft space with pull down ladder, radiator.

KITCHEN

With double glazed window to front aspect, fitted with eye and base level storage units, drawers and work surfaces, tiled splashback, inset 1 1/4 stainless steel sink unit and drainer, 4-ring induction hob with extractor hood above, fitted double oven, integrated fridge/freezer and washing machine,

LIVING ROOM / DINING ROOM

With double glazed window to front aspect, 2 radiators, room for table and chairs.

BEDROOM 1

A double bedroom with double glazed window to rear aspect, cupboard housing hot water cylinder, fitted bedroom furniture to include wardrobes, dressing table with drawers and bedside tables, radiator.

BEDROOM 2

A single bedroom with sliding double glazed doors leading to the rear garden, radiator.

SHOWER ROOM

With obscured double glazed window to the

side aspect, tiled 1 1/2 width shower cubicle with electric shower, low level WC, wash basin, vanity unit, heated towel rail.

OUTSIDE

The rear garden is predominantly laid to lawn with established borders and patio area for table and chairs. A footpath leads to a rear gate which in turn leads to a single garage. The front of the property is laid to lawn with footpath leading to the front door.

AGENT NOTES

Tenure - freehold

Council Tax Band - B

Property Type - semi detached bungalow

Property Construction - brick under a tiled roof
Number & Types of Room - Please refer to the floorplan

Square Footage - 602 according to the EPC

Parking - single garage

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - mains

Heating sources - oil fired boiler to radiator

Broadband Connected - no

Broadband Type - standard, superfast and

ultrafast are indicated to be available in the area according to Ofcom.org.uk

Mobile Signal/Coverage - "voice" is indicated to be good for 4 out of the 4 main providers checked and "data" is indicated to be good for 2 out of the 4 main providers checked according to Ofcom.org.uk

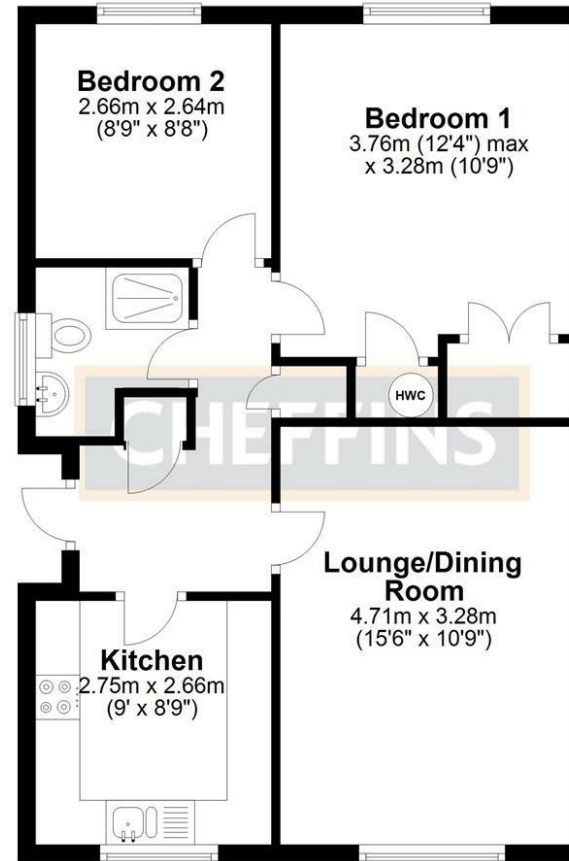
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



Total area: approx. 55.0 sq. metres (592.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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

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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.