



Mepal Road, Witcham, CB6 2LD

CHEFFINS

Mepal Road

Witcham,
CB6 2LD

 4
  2
  2

Offers In Excess Of
£550,000

- Detached Former Farmhouse
- 4 Double Bedrooms
- Spacious Lounge & Separate Dining Room
- Modern Kitchen & Utility
- Superb Gardens & Driveway
- Plot of Approx. 1/3rd of an Acre (sts)
- No Upward Chain
- Edge of Village Location with Attractive Views
- Freehold / Council Tax Band E / EPC Rating TBC



A spacious 4 bedroom former farmhouse offering excellent accommodation, attractive views and no upward chain. Accommodation comprises on the ground floor, entrance hall, lounge, conservatory, dining room, modern kitchen and utility and cloakroom, whilst on the first floor there are 4 double bedrooms and bathroom. Outside there is a driveway, brick built store/workshop and WC and superb mature garden. Total plot of approximately 1/3rd of an acre (sts). Viewing recommended



LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).

ENTRANCE HALL

With door to front aspect, stairs to first floor with storage cupboard, further cupboard housing the gas fired central heating boiler, radiator.

KITCHEN

With a range of modern wall and base level storage units, work surfaces and drawers, ceramic sink unit and drainer, space for range style oven and extractor hood, integrated dishwasher, space for fridge/freezer, island unit with cupboards and drawers, double glazed window to rear, door to side.

DINING ROOM

With double glazed bay window to front aspect, cast iron multi fuel burning stove, 2 radiators.

LOUNGE

With double glazed bay window to front aspect and double glazed window to rear, electric fire with granite hearth, oak flooring, 2 radiators.

CONSERVATORY

Of brick and upvc construction with door to garden.

UTILITY

With double glazed window and door to outside, fitted with a range of modern wall and base level storage cupboards with matching work surfaces, sink unit and drainer, plumbing for washing machine, radiator.

CLOAKROOM

With low level WC, vanity unit with wash basin, double glazed window to side aspect, radiator.

FIRST FLOOR LANDING

With double glazed window to front aspect giving an attractive view across a paddock, access to loft, radiator

BEDROOM 1

With double glazed window to rear aspect giving an attractive view of distant countryside, oak flooring, radiator.

BEDROOM 2

With 2 double glazed windows to front aspect overlooking a paddock, cupboard, radiator.

BEDROOM 3

With 2 double glazed windows to front aspect with the view across the paddock, radiator.

BEDROOM 4

With double glazed window to rear aspect giving an attractive view towards distant countryside, airing cupboard housing hot water cylinder, radiator.

OUTSIDE

The front of the property is enclosed by a mature hedge and a gravel driveway leads alongside the house to provide ample off street parking. There are lawned gardens surrounding the property with the majority being to the side and rear, together with a mature Walnut tree, a number of smaller trees and well maintained beds and a fish pond. There is also an area of extended patio adjoining the house and a brick built WC housing a low level WC and wash basin. In addition to this there is a further brick built store/workshop. The plot extends in total to approximately 1/3rd of an acre (sts).

AGENT NOTES

Tenure - freehold
Council Tax Band - E
Property Type - detached
Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan
Square Footage - 1657 according to the EPC
Parking - driveway

Utilities / Services

Electric Supply - mains
Gas Supply - mains
Water Supply - mains
Sewerage - private sewage treatment plant
Heating sources - gas boiler to radiators
Broadband Connected - yes
Broadband Type - the property currently has a broadband speed of 500 Mbps
Mobile Signal/Coverage - according to Ofcom.org.uk 'voice' indoor is indicated to be limited for 1 out of the 4 main providers checked. Both 'voice' and 'data' outdoors are indicated to be likely for 3 out of the 4 main providers checked.

VIEWING ARRANGEMENTS

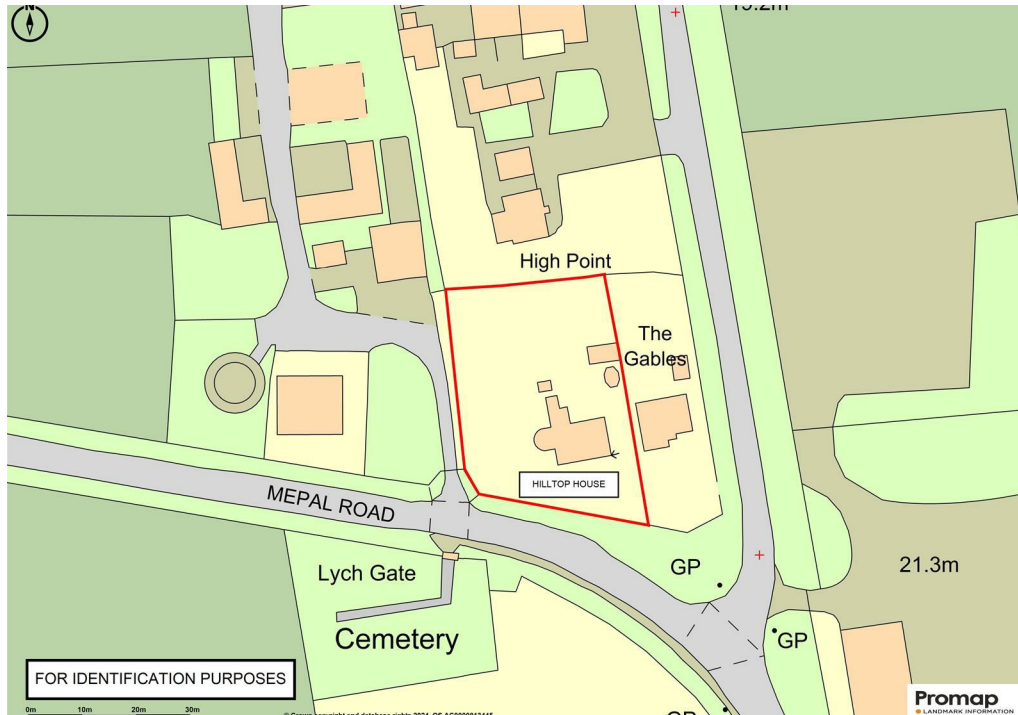
Strictly by appointment with the Agents.

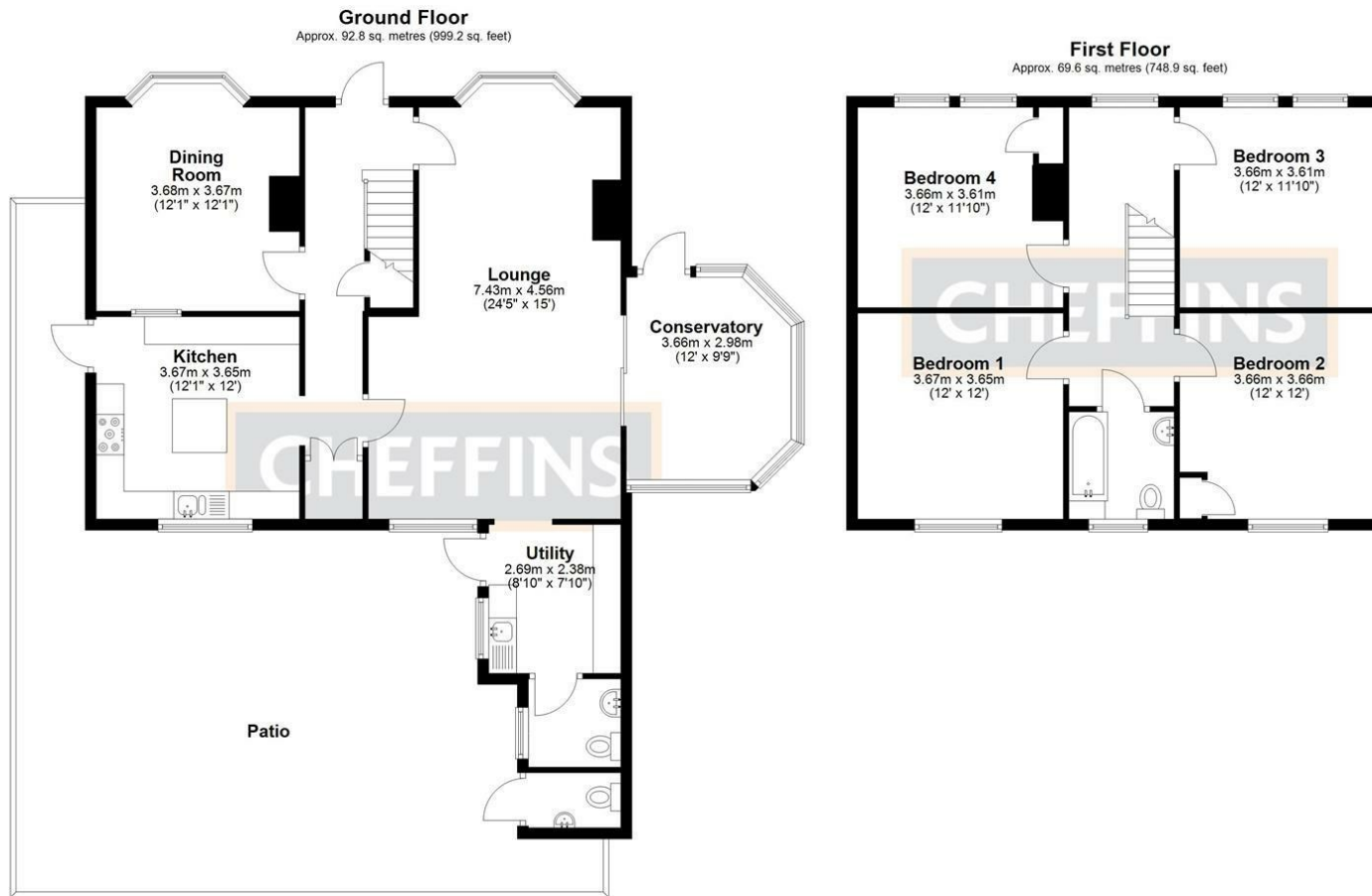


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Offers In Excess Of £550,000
 Tenure - Freehold
 Council Tax Band - E
 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.