



Manor Court Road, Witchford, CB6 2JW

CHEFFINS

Manor Court Road

Witchford,
CB6 2JW

- Semi Detached Bungalow
- Over 55's Only
- 1 Double Bedroom
- Modern Shower Room
- Kitchen, Separate Lounge & Conservatory
- Front & Rear Garden & Communal Parking
- Small Scheme of Similar Properties
- No Upward Chain
- Leasehold / Council Tax Band A / EPC Rating C

A well presented semi detached bungalow available for those aged over 55 only, situated within a small scheme of similar properties. Offered for sale with no upward chain, the property comprises entrance hall, modern shower room, double bedroom, kitchen, spacious lounge and conservatory, together with front and rear gardens. There is a shared parking area situated adjacent to the bungalow. Benefits include gas central heating and upvc double glazing.



Guide Price £129,950





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 front aspect, cupboard with shelving and radiator, access to loft, radiator.

SHOWER ROOM

Refitted with walk-in shower, pedestal wash basin, low level WC, double glazed window to front aspect, heated towel rail.

BEDROOM

With double glazed window to rear aspect, fitted wardrobes and further built-in cupboard, radiator.

KITCHEN

With double glazed window to front aspect, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, modern gas fired central heating boiler, plumbing for washing machine, cooker space, plinth heater.

LOUNGE

With radiator and doors to:

CONSERVATORY

Of brick and upvc construction with French doors onto garden, radiator.

OUTSIDE

To the front of the property there is an open

plan garden which is a combination of shingle and shrubs. Gated pedestrian access leads to the rear which is a combination of paving, shingle and planting, together with a timber built shed. There is a communal parking area located adjacent to the bungalow with parking being on a shared basis.

AGENT NOTES

Tenure - leasehold

Length of Lease - original 125 year lease from September 1987

Monthly Ground Rent - currently £2.08 per month

Monthly Service Charge - £146.56 per month which includes maintenance of all outside communal areas

Service Charge Review Period - tbc

Council Tax Band - A

Property Type - semi detached bungalow

Property Construction - standard construction
Number & Types of Room - Please refer to the floorplan

Square Footage - 515 according to the floorplan

Parking - communal parking

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - mains

Heating sources - gas boiler to radiators

Broadband Connected - yes

Broadband Type - according to Ofcom.org.uk, standard, superfast and ultrafast broadband are available in the area with ultrafast having a maximum download speed of 1000Mbps

Mobile Signal/Coverage - according to Ofcom.org.uk, coverage for 'voice' is indicated to be likely for 1 and limited for 3 out of the 4 main providers checked. 'Data' is indicated to be likely for 1 and limited for 2 out of the 4 main providers checked.

Accessibility / Adaptations - The property is fitted with an emergency pull cord system

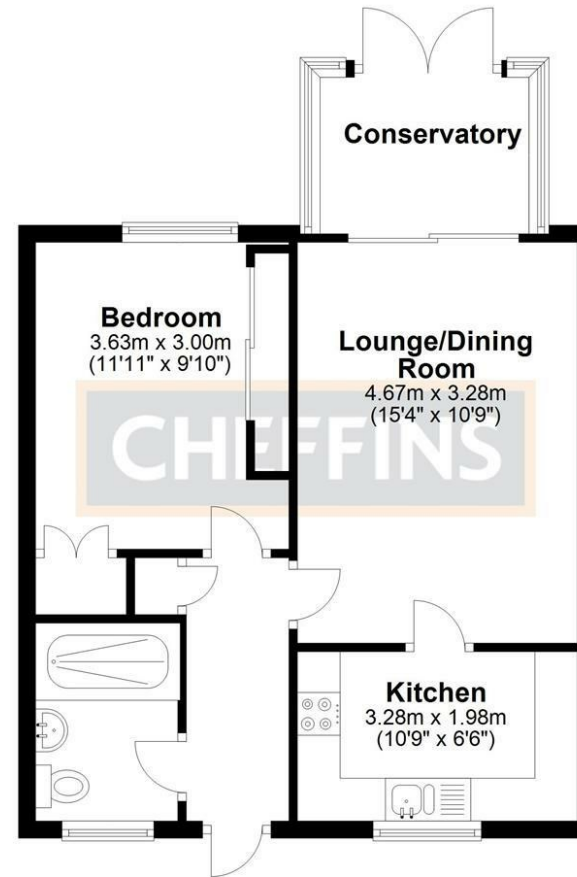
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 47.9 sq. metres (515.2 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	71
England & Wales	EU Directive 2002/91/EC

Guide Price £129,950

Tenure - Leasehold

Council Tax Band - A

Local Authority - East Cambs District Council

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.