



High Street, Witcham, CB6 2LQ



High Street

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- Potential Development Opportunity (Subject to Planning Consent)
- Attractive Village Location Next to Church
- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Garden with Outbuildings (in Need of Repair)
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating E

Situated within a most attractive location next to the village church, this spacious detached property with yard and outbuildings offers excellent scope for redevelopment, subject to planning consent.

Accommodation currently comprises entrance porch, kitchen/breakfast room, lounge, 2 double bedrooms and bathroom, whilst outside there is a yard, buildings (in need of repair) and a garden area.



Guide Price £320,000





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).

SIDE PORCH**KITCHEN / BREAKFAST ROOM**

With double glazed window to side aspect, fitted with matching wall and base level storage units, work surfaces and drawers, electric cooker, sink unit and drainer, air conditioning/heating unit.

LOUNGE

With double glazed windows to front and side aspects and door to front, tiled open fireplace, air conditioning/heating unit.

INNER HALL

With window to side aspect, airing cupboard housing hot water cylinder, access to loft.

BEDROOM 1

With double glazed window to side aspect, electric storage heater.

BEDROOM 2

With double glazed window to side aspect, electric storage heater.

BATHROOM

With low level WC, pedestal hand wash

basin, panelled bath with electric shower above, double glazed window to side aspect.

OUTSIDE

There is a driveway/yard with a range of redundant outbuildings comprising:

BRICK STORE - situated at the front of the plot

BARN 1 - open fronted and measuring approximately 24' x 14'5"

BARN 2 - open fronted and measuring approximately 13'3" x 12'1"

FORMER PIGGERY - 21'6" maximum (17'7" minimum width) x 14'

(Please note these outbuildings are in need of repair/rebuilding)

To the rear of the row of outbuildings there is an area of grass which would form part of the garden if the site was redeveloped with

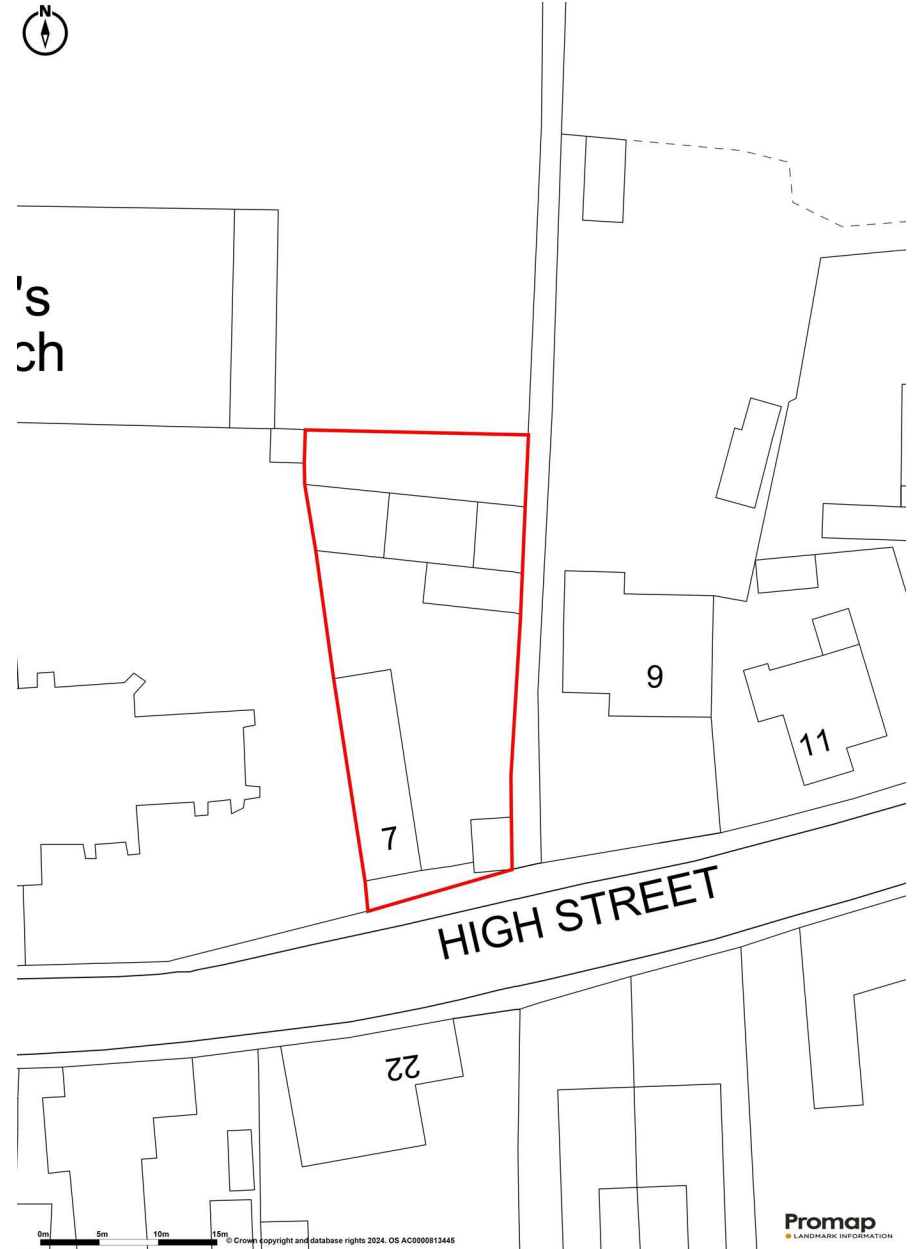
attractive views across paddocks to the rear.

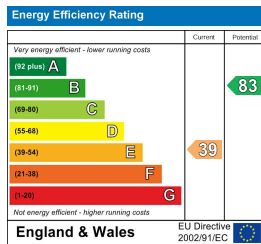
AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



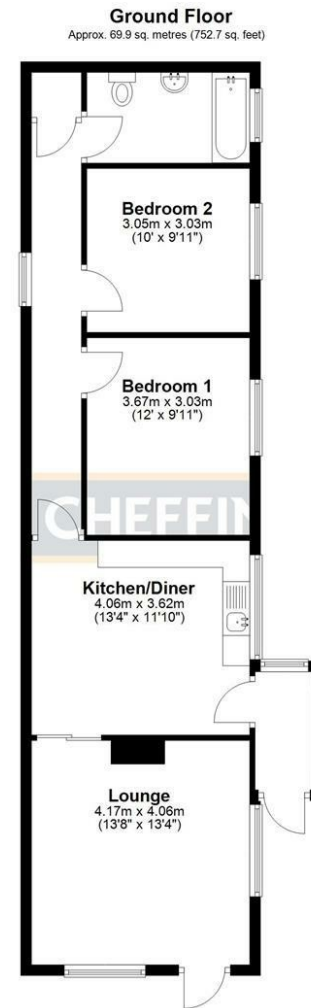


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Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire District Council



Total area: approx. 69.9 sq. metres (752.7 sq. feet)

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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.