



Main Street, Wardy Hill, CB6 2DF

CHEFFINS

Main Street

Wardy Hill,
CB6 2DF

- Detached Former Farmhouse
- 3 Bedrooms (1 Ensuite)
- Lounge & Separate Dining Room
- Kitchen / Breakfast Room
- Garden & Double Car Port
- Freehold / Council Tax Band D / EPC Rating C

A detached former farmhouse comprising entrance hall, cloakroom, lounge, separate dining room, kitchen/breakfast room, 3 bedrooms (master with ensuite) and bathroom, together with enclosed rear garden and double car port.

3 2 1

Guide Price £325,000





ENTRANCE HALL

With door to front aspect, stairs to first floor with under stairs storage cupboard, under floor heating.

CLOAKROOM

With low level WC, pedestal hand wash basin, under floor heating,

LOUNGE

With window to front aspect and French doors to rear, wood burner in brick fireplace, under floor heating, double doors to:

KITCHEN / BREAKFAST ROOM

With window and French doors onto rear garden, stainless steel sink unit and drainer, fitted with a range of matching wall and base level storage units, work surfaces and drawers, built-in electric oven, hob and extractor hood, fridge/freezer and dishwasher, cupboard housing oil fired boiler, plumbing for washing machine, under floor heating.

DINING ROOM

With window to front aspect, under floor heating.

FIRST FLOOR LANDING

With window to front aspect, airing

cupboard with replacement hot water cylinder, access to loft.

BATHROOM

With low level WC, pedestal hand wash basin, panelled bath, window two rear aspect, radiator.

BEDROOM 1

With window to front aspect, radiator.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, window to rear aspect, radiator.

BEDROOM 2

With window to front aspect, radiator.

BEDROOM 3

With window to rear aspect, radiator.

OUTSIDE

To the rear of the property there is an enclosed, partly walled garden, which is mainly laid to lawn with a paved patio, established borders and a timber built shed. A shared driveway leads round to the rear of the property where there is a double car port.

The driveway is shared between four properties and the vendor advises that all four property owners have an equal responsibility in terms of maintenance.

AGENTS NOTE

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

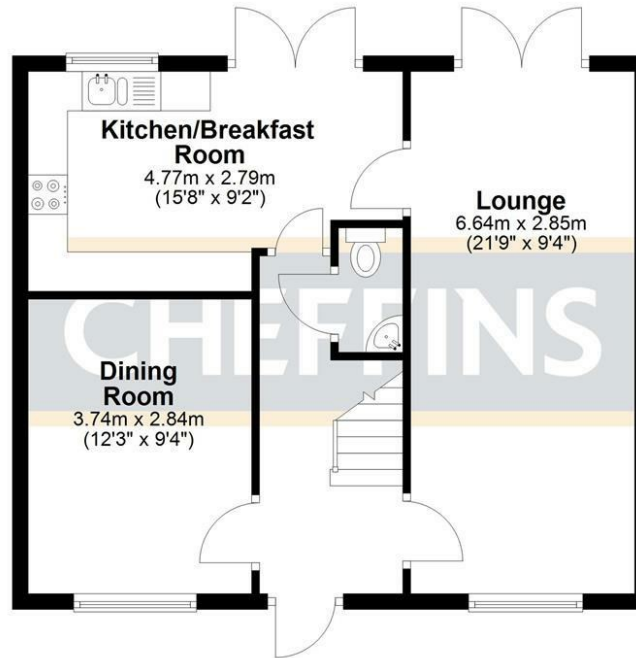
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

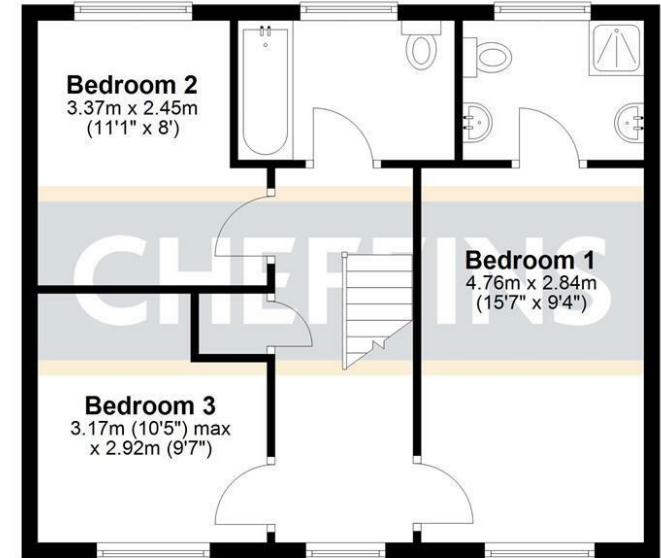




Ground Floor
Approx. 51.2 sq. metres (551.3 sq. feet)



First Floor
Approx. 51.2 sq. metres (551.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £325,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

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.