



Elm Close, Witchford, CB6 2JH

CHEFFINS

Elm Close

Witchford,
CB6 2JH

- Extended Semi Detached
- Superbly Presented Throughout
- Spacious Modern Kitchen / Dining Room
- Lounge & Conservatory
- Study
- 2 Double Bedrooms
- Refitted Bath & Shower Rooms
- Gardens & Garage
- Freehold / Council Tax Band B / EPC Rating C

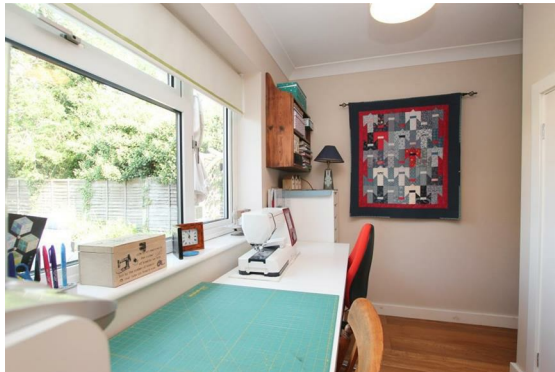
An extended and superbly presented semi detached property overlooking a green area to the front. Accommodation comprises on the ground floor, entrance porch and hall, spacious kitchen/dining room, lounge, conservatory, study and refitted bathroom. On the first floor there are 2 double bedrooms and refitted shower room. Outside there are gardens to the front and rear and a garage situated on a nearby block.

To fully appreciate the layout and presentation of this property a viewing is recommended.



Guide Price £325,000





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 PORCH

With timber and glazed door to side aspect, mat well, tiled floor, fitted storage cupboard housing Valliant boiler supplying the gas central heating system, space for washing machine and tumble drier.

ENTRANCE HALL

With fitted storage cupboard, tiled floor, radiator, stairs to first floor.

KITCHEN / DINING ROOM

With contemporary kitchen with high gloss units and complimentary worktops including base units, wall mounted units and drawers, frosted glass fronted unit, fitted oven, 5-ring hob and extractor hood, 1 1/4 sink unit with mixer tap and drainer, integrated dishwasher, breakfast bar, tiled floor, 2 radiators, 2 double glazed windows to front aspect with a view across the green, double doors leading through to:

LOUNGE

With oak floor, bi-fold doors leading through to the conservatory, radiator.

CONSERVATORY

Of double glazed construction with glass roof, oak flooring, door to rear garden, radiator.

STUDY

With oak flooring, under stairs storage cupboard, double glazed window to rear aspect, radiator.

BATHROOM

Refitted with suite comprising built-in WC and wash basin with storage units, panelled bath with shower attachments from the taps, double glazed window, heated towel rail.

FIRST FLOOR LANDING

With double glazed window to side aspect, radiator.

BEDROOM 1

With fitted wardrobes, double glazed window to rear aspect, radiator.

BEDROOM 2

With 2 velux roof lights overlooking the green to the front, fitted wardrobes radiator.

SHOWER ROOM

Refitted with suite comprising shower, low level WC, vanity unit with wash basin and drawers beneath, double glazed window to rear aspect, heated towel rail.

OUTSIDE

To the front and side there is a shingled garden. To the rear there is a garden which is mainly lawned with decked

area. Gated access to the rear leads to a garage which is situated on a nearby block,

AGENTS NOTE

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

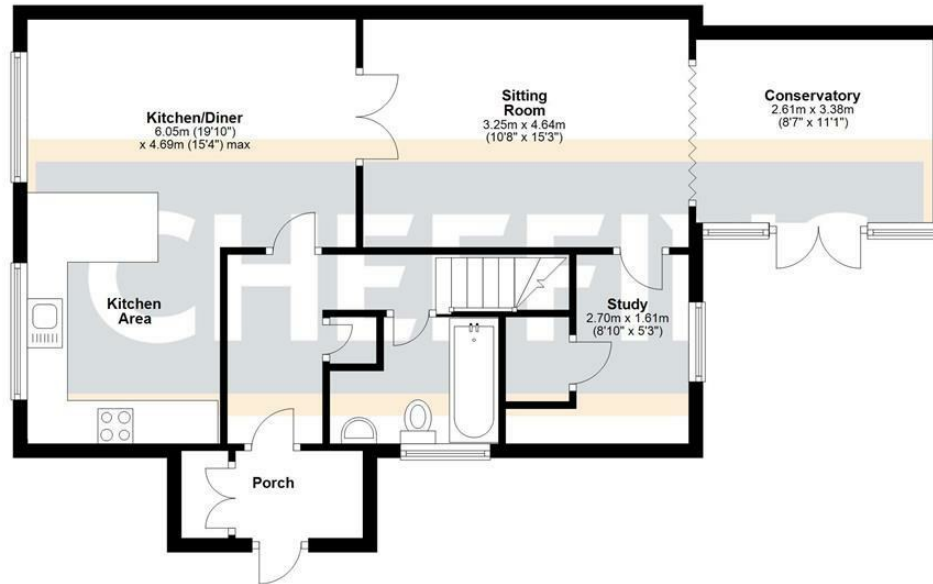
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

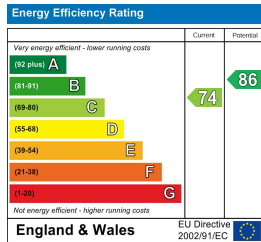
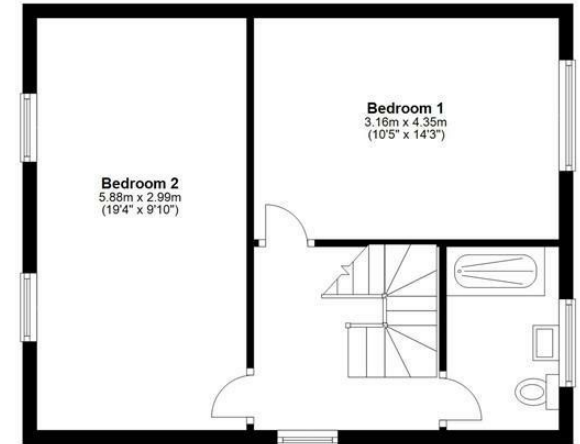




Ground Floor
Approx. 69.7 sq. metres (749.9 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.3 sq. feet)



Guide Price £325,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 113.5 sq. metres (1221.2 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.