



Main Street, Wardy Hill, CB6 2DF

CHEFFINS

Main Street

Wardy Hill,
CB6 2DF

- Modernised Semi Detached
- 3 Bedrooms
- Open Plan Living Area with Refitted Kitchen
- Driveway
- 125' Rear Garden with Brick Outbuildings
- Countryside Views to Front
- Freehold / Council Tax Band B / EPC Rating D

A modernised semi detached property with first floor views across farmland to the front. Accommodation comprises entrance porch and hallway, cloakroom, open plan kitchen/lounge/dining room, 3 bedrooms and shower room, together with driveway and 125' long rear garden with brick outbuildings.



Guide Price £265,000





ENTRANCE PORCH

With door to front aspect and double glazed window.

ENTRANCE HALL

With stairs to first floor, radiator.

CLOAKROOM

With double glazed window to side aspect, low level WC, pedestal hand wash basin.

OPEN PLAN

KITCHEN/DINING/LIVING AREA

Kitchen area with double glazed window and door to rear garden. Refitted with a range of high gloss wall and base level storage units and drawers, together with matching work surfaces, sink unit and drainer, integrated dishwasher, fridge, electric oven, hob and extractor hood, radiator.

Lounge area with double glazed window to front aspect, cast iron wood burning stove with oak mantel, radiator.

FIRST FLOOR LANDING

With double glazed window to side aspect, access to loft.

BEDROOM 1

With double glazed window to front aspect giving an attractive view across countryside to the front, radiator.

BEDROOM 2

With double glazed window to rear aspect, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

SHOWER ROOM

With double glazed window to front aspect, shower cubicle, low level WC, pedestal hand wash basin, heated towel rail.

OUTSIDE

To the front of the property there is a driveway providing side-by-side parking. Pedestrian access leads alongside the house to the rear garden which measures approximately 125' in length. The rear garden consists of an extended area of paved patio leading onto a lawn which is enclosed by a combination of fencing and hedging. There are 3 brick outbuildings with electricity

connected, a timber built pergola and a greenhouse. There is also a hot and cold water supply.

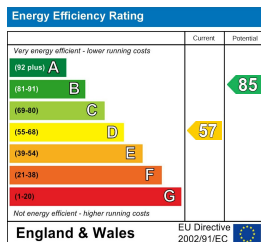
AGENTS NOTE

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

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Guide Price £265,000

Tenure – Freehold

Council Tax Band – B

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.