



Quinton Road, Witchford, CB6 2GE

CHEFFINS

Quinton Road

Witchford,
CB6 2GE

- Modern Terraced Home
- 2 Double Bedrooms (1 Ensuite)
- Spacious Kitchen/Dining Room & Separate Lounge
- 2 Parking Spaces & Garden
- Freehold / Council Tax Band C /EPC Band B

A well presented, modern terraced home comprising entrance hall, lounge, inner hall and cloakroom, kitchen/dining room, 2 double bedrooms, with the master having an ensuite.

Outside there are two parking spaces to the front and an enclosed garden. The property has the benefit of gas central heating and is situated within a popular residential development. Viewing recommended.



Guide Price £279,950





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, stairs to first floor, radiator.

LOUNGE

With double glazed window to front aspect, television point, radiator.

INNER HALL

With under stairs storage cupboard.

CLOAKROOM

With low level WC, pedestal, hand wash basin, radiator.

KITCHEN/DINING ROOM

With double glazed window and french doors on to rear garden. Fitted with a range of high gloss wall and base level storage units, work surfaces and drawers. Stainless steel sink and drainer. Built in electric oven, gas hob and extractor hood, plumbing for washing machine and dishwasher. Cupboard housing gas fired combination boiler, radiator.

FIRST FLOOR LANDING

With access to loft.

BEDROOM 1

Double glazed window to rear aspect, radiator.

ENSUITE

With double size shower cubicle, pedestal hand wash basin, low level WC, heated towel rail.

BEDROOM 2

Double glazed window to front aspect, built in double wardrobe and further cupboard, radiator.

BATHROOM

With suite comprising low level WC, wall mounted wash basin, panelled bath with shower attachment from the taps, heated towel rail.

OUTSIDE

To the front of the property there are two parking spaces, together with a shared visitors space. A shared pathway leads to the rear where there is an enclosed garden which benefits from a south and west facing aspect and is mainly laid to lawn with a paved patio.

AGENTS NOTE

We are informed by our client that once the development has been completed there will be a service charge in respect of the maintenance of any communal parts.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £279,950

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

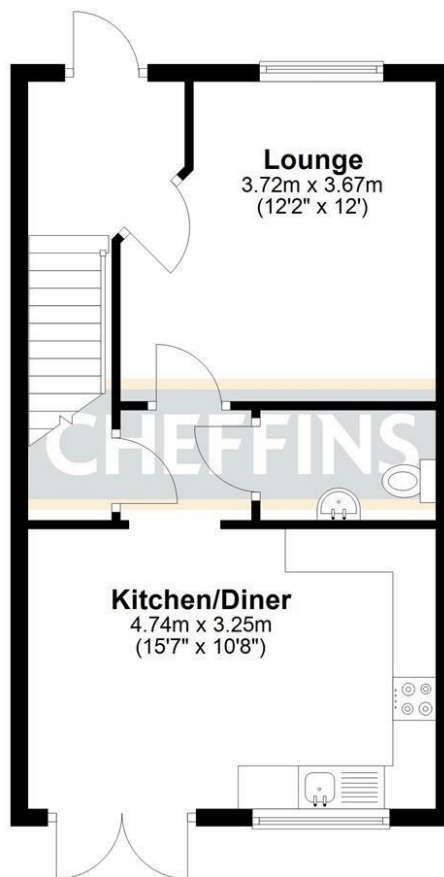
For more information on this property please refer to the Material Information Brochure on our website.

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.

Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 sq. feet)

