



Main Street, Witchford, CB6 2HG

**CHEFFINS**

# Main Street

Witchford,  
CB6 2HG

- Individual 3 Bedroom Detached Home
- Lounge & Dining Room
- Study & Ground Floor Wet Room
- Superb Plot of Approx. 0.4 Acres (STS)
- Private South Facing Garden & Extensive Driveway
- Potential to Extend (Subject to Planning)
- Modernisation Required
- Freehold / Council Tax Band D / EPC Rating E

A rare opportunity to purchase an individual 3 bedroom detached home sitting in a superb plot of approximately 0.4 of an acre (sts) with attractive views. Accommodation comprises on the ground floor, entrance hall, study, spacious lounge and dining room, kitchen, side hall, utility and wet room. On the first floor there are 3 bedrooms and a bathroom. Outside there is an extensive driveway, double garage and mature private south facing garden. The property is offered for sale with no upward chain and requires modernisation, together with scope for extending (subject to obtaining planning consent). Benefits include gas central heating and double glazed windows and to fully appreciate the potential and plot a viewing is recommended.

3 1 2

**Guide Price £350,000**





## 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 HALL

With stairs to first floor and under stairs storage cupboard, door and double glazed window to front aspect, radiator.

## STUDY

With double glazed window to front aspect, fitted desk and shelving, radiator.

## LOUNGE

With double glazed windows and patio doors to rear garden, fireplace with York stone surround and fitted shelving, radiator.

## DINING ROOM

With double glazed window to rear aspect, parquet flooring, radiator.

## KITCHEN

With double glazed window to front aspect, fitted with wall and base level storage units, drawers and worksurfaces, built-in electric oven and hob, stainless steel sink unit and drainer.

## SIDE HALL

With door to outside.

## WET ROOM

With modern suite comprising low level WC, level access shower, double glazed window to front aspect, heated towel rail.

## UTILITY

With double glazed window to rear aspect, gas boiler, butler sink.

## FIRST FLOOR LANDING

With double glazed window to front aspect, access to loft, shelved cupboard.

## BEDROOM 1

With double glazed window to rear aspect giving an attractive view across the garden towards countryside, 2 single wardrobes, radiator.

## BEDROOM 2

With airing cupboard housing hot water cylinder, built-in double wardrobe, double glazed window to rear aspect giving an attractive view across the garden towards countryside beyond, radiator.

## BEDROOM 3

With double glazed window to side aspect, radiator.

## BATHROOM

With suite comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to front aspect, radiator.

## OUTSIDE

The property is accessed via a long gravelled driveway situated between numbers 49 and 51 Main Street. This driveway continues to the front of the house where there is an extensive area of concrete hardstanding providing ample parking. There is a double garage with 2 metal up and over doors. To the rear of the property there is a substantial area of garden which faces in a southerly direction and offers an excellent degree of privacy. The garden is a combination of lawn, hedging and mature trees. The total plot (excluding the gravelled driveway) is approximately 0.4 of an acre (sts).

## AGENT NOTES

1. The sellers have made us aware that there is a drain running below the rear lawn across the garden which needs to be taken into account if considering extending.
2. The property had structural repairs carried out under an insurance claim in 2022. These works were carried out under the supervision of structural engineers however, further structural movement was subsequently detected so additional remedial work was carried out via the insurance claim and a Certificate of Structural adequacy issued in April 2024. The cause of the movement was attributed to vegetation planted close to the house which was removed as part of the remedial work. For further information please contact Cheffins.
3. Prospective purchasers should be aware that the double garage is showing signs of structural defect and should take advice from a surveyor prior to exchanging contracts.

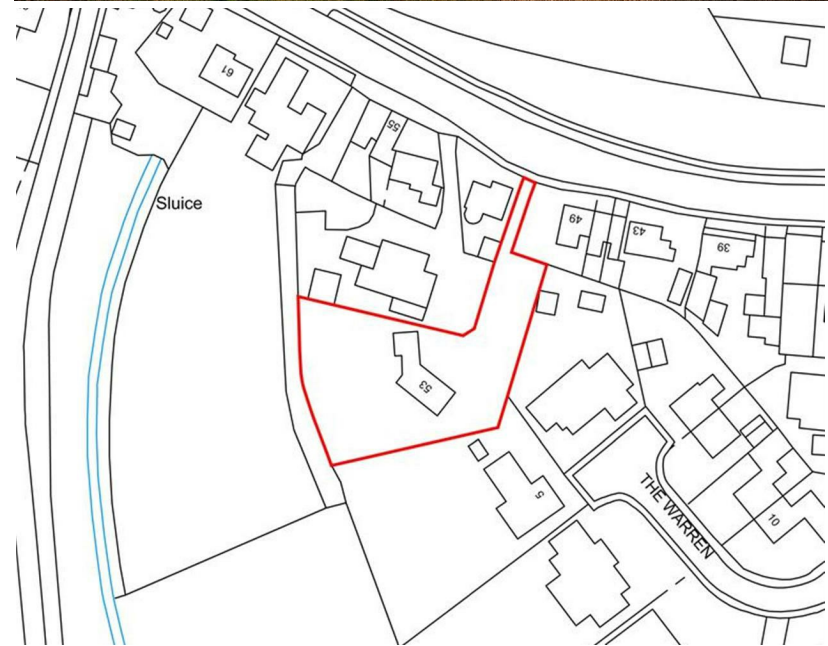
Tenure - freehold  
Council Tax Band - D  
Property Type - detached

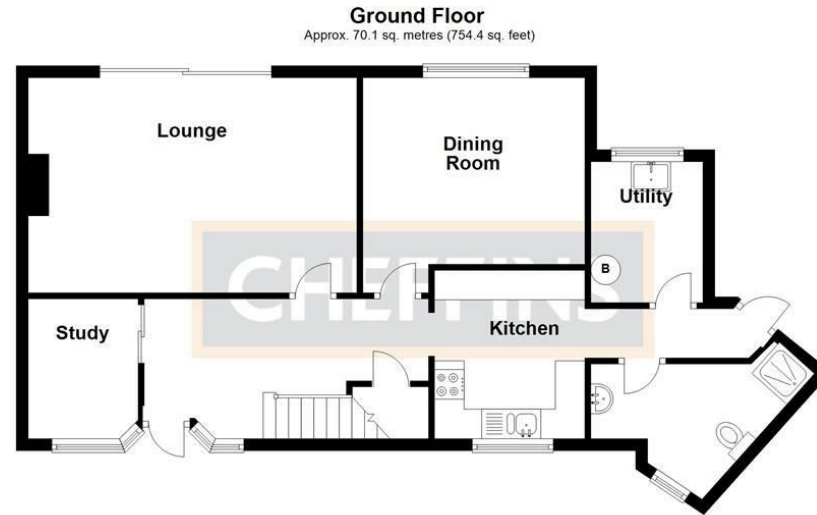
Property Construction - tbc  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 1370 according to the floor plan  
Parking - driveway and double garage  
Utilities / Services  
Electric Supply - mains  
Gas Supply - mains  
Water Supply - mains  
Sewerage - mains  
Heating sources - gas boiler to radiators  
Broadband Connected - no  
Broadband Type - tbc  
Mobile Signal/Coverage - according to Ofcom.org.uk 'voice' indoor is limited for 3 out of the 4 main providers checked and 'data' indoor is limited for 1 out of the 3 main providers checked. Both 'voice' and 'data' outdoor is likely for 4 out of the 4 main providers checked

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Total area: approx. 127.3 sq. metres (1370.7 sq. feet)

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

Guide Price £350,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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.