



Briars End, Witchford, CB6 2GB

**CHEFFINS**



## Briars End

Witchford,  
CB6 2GB

- 3 Bed Semi Detached House
- Generous Plot
- Off Road Parking for 2 Cars
- Single Garage
- Lounge / Diner
- Sought After Village Location
- Freehold / Council Tax C / EPC C

Offering to the market this modern, semi detached home, tucked away off the main street and benefitting from a larger than usual garden, located in the popular village of Witchford, just 3 miles from the City of Ely.

This deceptive home offers and entrance hall, ground floor cloakroom, kitchen to the front, a lounge / diner to the rear that overlooks and provides access to the rear gardens. Upstairs there are 3 bedrooms and a family bathroom, completing the internal accommodation.

Outside the property is a driveway providing off road parking for 2 cars and leading up to a single garage that benefits from power & light. The rear garden is a double width garden and is to the rear & side of the property.

To fully appreciate the potential of this great family home, an early viewing is recommended.

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**Guide Price £280,000**





## 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

Door to front, radiator, under stairs cupboard and stairs leading up to the first floor.

## GROUND FLOOR CLOAK ROOM

Fitted with a two piece suite comprising of a low level WC, wash hand basin, window to front and radiator.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over. Single oven, 4 ring gas hob with extractor hood over, space for a fridge freezer, sink with mixer tap over, plumbing for washing machine and window to the front.

## LOUNGE / DINER

Window to the rear, 2 radiators and patio doors to the rear leading to the garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## MASTER BEDROOM

Two windows to the front, radiator and built in wardrobes.

## BEDROOM 2

Window to rear, radiator, airing cupboard housing the boiler and loft access.

## BEDROOM 3

Window to the rear and radiator.

## BATHROOM

Fitted with a three piece suite comprising of low level WC, wash hand basin, panelled bath with shower over, radiator, window to the side, shaving socket and extractor fan.

## OUTSIDE

There is off road parking for two cars

to the front leading up to a single garage. The garage has power and light connected with an up and over door. Generous rear garden, mainly laid to lawn, paved patio with mature shrubs and plants to borders, gated access to the front as well as a timber shed.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £280,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

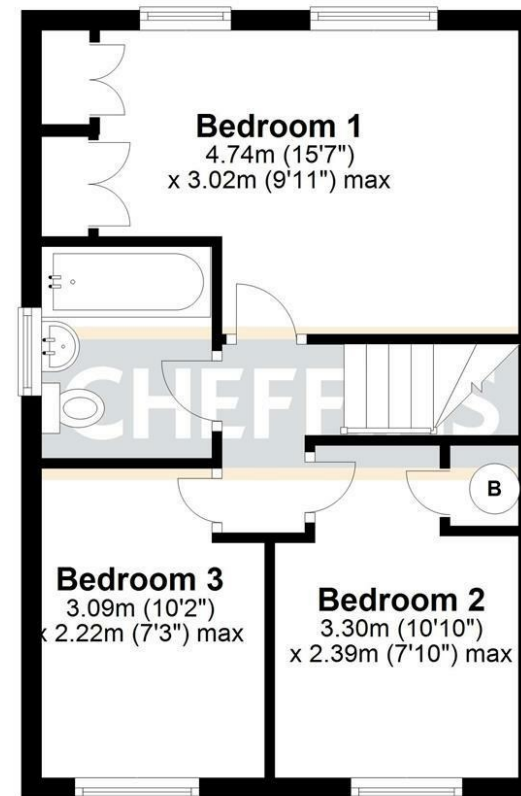
## Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

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



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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.