



Main Street, Witchford, CB6 2HP

CHEFFINS

Main Street

Witchford,
CB6 2HP

- Immaculate Detached Bungalow
- 2 Double Bedrooms
- Refitted Shower room
- Landscaped Rear Garden
- Garage / Workshop
- Ample Off Road Parking
- No Upward Chain
- Freehold / Council Tax C / EPC TBC

We are delighted to offer to the market this immaculate, detached bungalow located in the sought after village of Witchford, just 3 miles from the city of Ely.

This beautiful home offers deceptively spacious living to include a kitchen / diner, generous lounge, a refitted shower room plus two double bedrooms at the rear.

Outside the property is ample off road parking to the front, leading up to an oversized garage / workshop, whilst the rear has a stunning, manicured mainly laid to lawn garden with well stocked flowers to borders, a summerhouse, paved patio and gated access to the side.

This amazing home is offered for sale with NO FORWARD CHAIN and is available to view by appointment.



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.

KITCHEN / DINER

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over. Window and door to the side and window to the front, 4 ring gas hob with extractor hood over, integral single oven, plumbing for dishwasher, one and a half bowl sink with mixer tap, tiled splashbacks, wall mounted boiler, radiator and integral fridge.

INNER HALL

With access to the bedrooms, shower room and lounge, radiator.

LOUNGE

With door to the side, 2 windows to the front and 1 window to the side, gas fireplace and radiator.

SHOWER ROOM

2 windows to the side, fitted with a 3-piece suite comprising of low level water closet and wash hand basin in a vanity unit, shower cubicle, heated towel rail and utility cupboard with plumbing for a washing machine.

BEDROOM 1

Fitted wardrobes, window to rear and radiator.

BEDROOM 2

Fitted wardrobes, built in storage cupboard, window to rear and radiator.

OUTSIDE

To the front of the property there is ample off road parking for multiple cars leading up to an oversized garage/workshop. The garage has power connected, electric roller door, a pedestrian door and window to the rear. The rear garden has been landscaped, is mainly laid to lawn, has a paved patio also has well stocked borders, a summer house with power connected and gated access to the front.

VIEWING ARRANGEMENTS

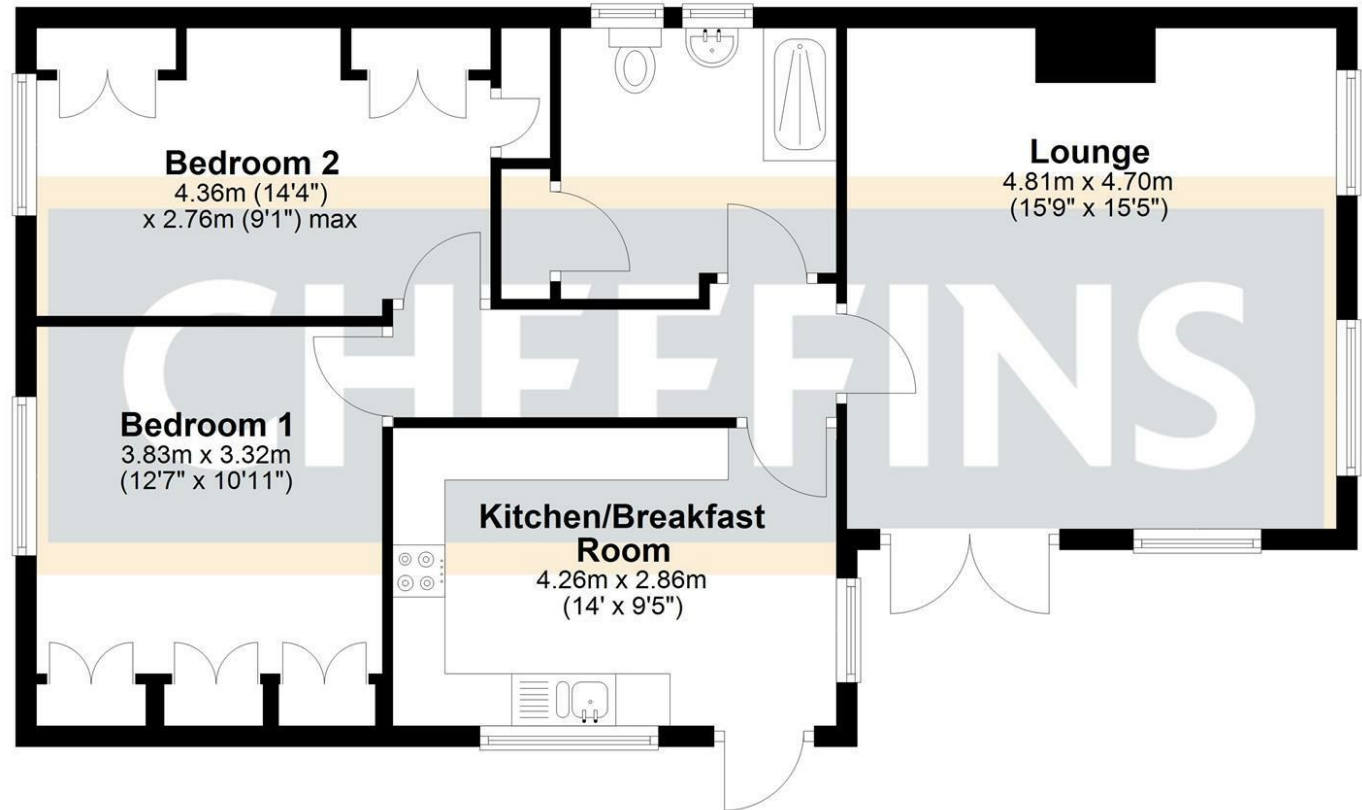
Strictly by appointment with the Agents.





Ground Floor

Approx. 74.5 sq. metres (802.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 74.5 sq. metres (802.1 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



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.