



Main Street, Witchford, CB6 2HT

CHEFFINS

Main Street

Witchford,
CB6 2HT

- Unique Village Home
- Deceptive Accommodation
- 3 Reception Rooms & Refitted Kitchen
- 4 Bedrooms
- Bathroom & Shower Room
- Generous Driveway Double Garage / Workshop
- Mature Gardens
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating D

Are you looking for something a bit unique, with history and being one of the oldest buildings in the village? Take a look at this well presented family home located in the popular village of Witchford.

The property offers deceptive accommodation over 2 floors to include an entrance hall, dual aspect lounge with access to the rear garden, dining room, family room, a refitted kitchen, utility room / cloakroom, 4 double bedrooms, a family bathroom and a separate shower room.

Outside, here is a generous driveway providing off road parking for multiple cars, a lawned front & side garden, a double garage / workshop plus a mainly laid to lawn rear garden that has mature shrubs & trees to borders.

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

4 2 3



Guide Price £450,000



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 door to front aspect, radiator.

LOUNGE

A dual aspect room with window to front aspect and French doors to rear garden, electric fireplace with wooden surround, radiator.

DINING ROOM

With window to front aspect, open fireplace, radiator.

FAMILY ROOM

With windows to front and side aspects, open fireplace, fitted storage.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with complimentary work surfaces over, sink unit and drainer with mixer tap, space for electric oven with extractor hood over, integral dishwasher, integral fridge/freezer, tiled splashbacks, tiled floor, door to side aspect, window to rear aspect, radiator.

UTILITY ROOM / CLOAKROOM

With window to rear aspect, plumbing for washing machine, storage cupboard, low level WC, pedestal wash hand basin.

FIRST FLOOR LANDING

With window to rear aspect, airing cupboard housing hot water tank, access to loft.

BEDROOM 1

With window to front aspect, fitted wardrobes.

BEDROOM 2

With window to front aspect, fitted wardrobes, radiator.

BEDROOM 3

With window to front aspect, radiator.

BEDROOM 4

With window to rear aspect.

SHOWER ROOM

With opaque glazed window to rear aspect, low level WC, shower cubicle, radiator.

BATHROOM

With opaque glazed window to rear aspect, low level WC, pedestal wash hand basin, panelled bath, heated towel rail.

OUTSIDE


The front of the property has a low wooden fence and hedge boundary. To the side a gravelled driveway provides parking for 4/5 vehicles and leads to a double garage/workshop with power and light connected. There is a further single garage requiring attention, together with a lawned garden area to the side with mature Willow tree and hedging. The rear garden is predominantly laid to lawn with patio area and mature shrub and trees to borders. The garden also contains a timber garden shed.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



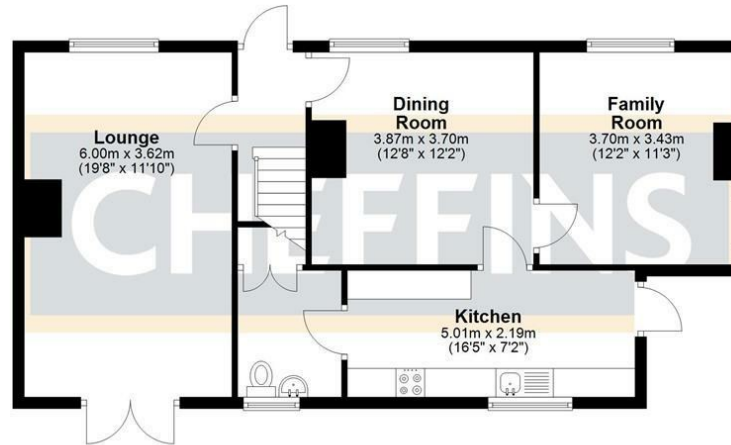
Guide Price £450,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council





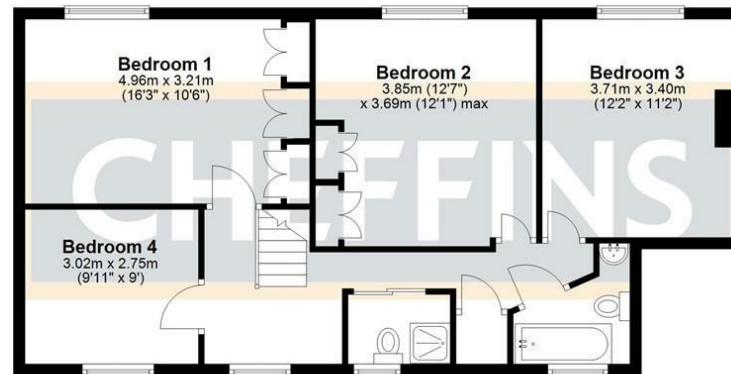
Ground Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



Total area: approx. 140.4 sq. metres (1510.9 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.

