



Main Street, Witchford, CB6 2HT

CHEFFINS

Main Street

Witchford,
CB6 2HT

- Period Semi Detached
- 2 Double Bedrooms, 2 Reception Rooms
- Modern Kitchen, Utility and Bathroom
- Driveway, Garage and Gardens
- Pleasant Village Location
- No Upward Chain
- Freehold / EPC E / Council Tax C

A spacious semi detached period home comprising lounge, separate dining room opening into modern kitchen, utility, cloak room, 2 double bedrooms and modern bathroom together with driveway, garage and rear garden.

The property is offered for sale with no upward chain and has the benefit of gas central heating and double glazed windows.

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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.

LOUNGE

With replacement door and double glazed window to front aspect, stairs to first floor, wood burning stove with timber surround, radiator.

DINING ROOM

With double glazed window to side aspect, radiator, archway to..

KITCHEN

Refitted with a range of wall and base level storage units and drawers together with quartz work surfaces and butler sink, integrated fridge, electric oven, Bosch induction hob and extractor hood, radiator, double glazed window to side aspect.

REAR HALL

With door to outside.

UTILITY / CLOAKROOM

With modern base level storage units and work surfaces and stainless steel sink unit and drainer. Plumbing for washing machine, space for tumble dryer, low level WC, double glazed window to rear aspect and heated towel rail.

FIRST FLOOR LANDING

With cupboard housing replacement gas fired central heating boiler, radiator.

BEDROOM ONE

With double glazed replacement window to front aspect and further double glazed window to side, radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator.

BATHROOM

With modern suite comprising of low level WC, pedestal handwash basin, panelled bath with shower above, built in cupboard, access to loft, double glazed window to side aspect and radiator.

OUTSIDE

To the side of the property, there is gated access into the driveway which leads to the garage with metal up and over door. Beyond the garage is a lawned garden which is fully enclosed and offers a good degree

of privacy together with having a timber built storage shed.

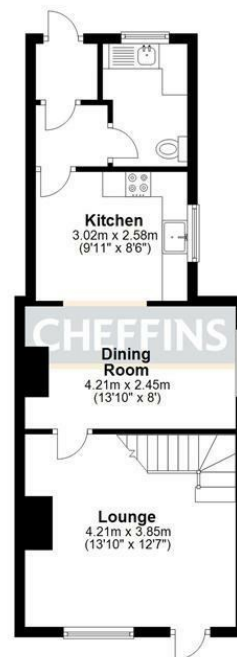
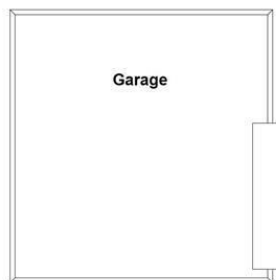
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

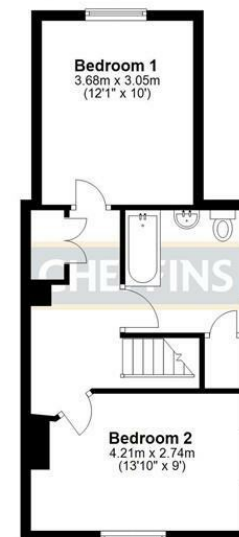




Ground Floor
Approx. 42.7 sq. metres (459.8 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 46 | 85 |
| (1-20) G | | |
| 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

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.



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