



Main Street, Witchford, CB6 2HT

CHEFFINS

Main Street

Witchford,
CB6 2HT

- Spacious Semi Detached House
- 3 Bedrooms (1 Ensuite)
- Lounge / Dining Room
- Kitchen / Breakfast Room with Integrated Appliances
- Driveway & Garden
- Non Estate Location
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating B

A modern and spacious 3 bedroom semi detached property situated in a non estate location and offered for sale with no upward chain. Accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, 3 bedrooms (master with ensuite) and bathroom. Outside there is a long driveway and enclosed rear garden. Benefits include gas central heating with under floor heating to the ground floor and fitted appliances within the kitchen. Viewing is recommended.

3 2 2

Guide Price £375,000





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, stairs to first floor with under stairs storage cupboard, cupboard housing gas fired central heating boiler, under floor heating.

CLOAKROOM

With low level WC, pedestal hand wash basin, under floor heating.

KITCHEN / BREAKFAST ROOM

With double glazed window to front aspect, fitted with a range of high gloss wall and base level storage units and drawers with matching work surfaces, sink unit and drainer, integrated appliances including Bosch electric oven, induction hob and extractor hood, dishwasher, washing machine and fridge/freezer, breakfast bar, under floor heating.

LOUNGE / DINING ROOM

With double glazed windows to rear and side aspects and French doors onto garden, under floor heating.

FIRST FLOOR LANDING

With access to loft.

BATHROOM

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

BEDROOM 1

With double glazed windows to rear and side aspects, built-in double wardrobe, 2 radiators.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, heated towel rail.

BEDROOM 2

With double glazed window to front aspect, built-in double wardrobe, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

OUTSIDE

Leading alongside the property is a gravelled driveway providing ample off street parking. To the rear there is an enclosed garden which is a combination of lawn, decking and planted beds.

AGENTS NOTE

The property has the benefit of solar panels.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





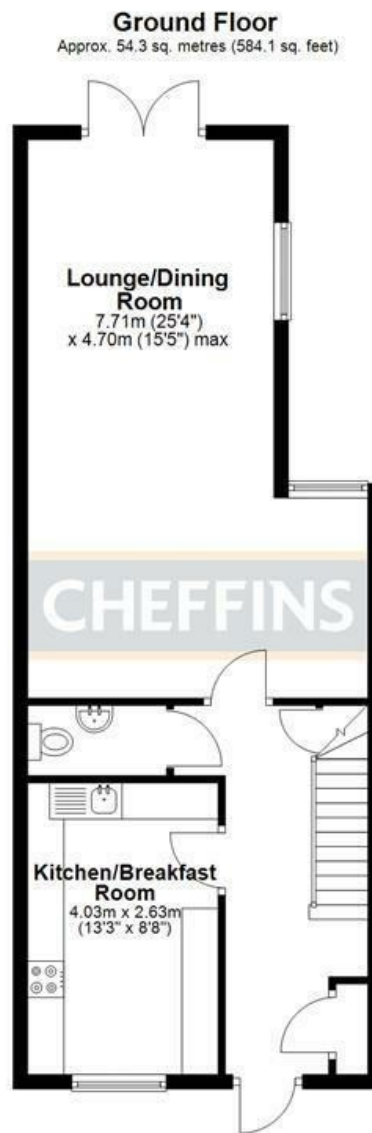
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B	86	86
(59-80) C		
(51-58) D		
(39-50) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



Total area: approx. 108.5 sq. metres (1168.2 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.