



The Orchards, Witcham, CB6 2LR

CHEFFINS

The Orchards

Witcham,
CB6 2LR

- Spacious Detached Family Home
- 3 Reception Rooms
- Kitchen / Breakfast Room
- 3 Bedrooms (1 Ensuite)
- Off Road Parking & Single Garage
- Enclosed Garden to Rear
- Village Location
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating C

Cheffins offer to the market this deceptively spacious 3 bedroom detached home (formerly 4 bedrooms), located in the village of Witham.

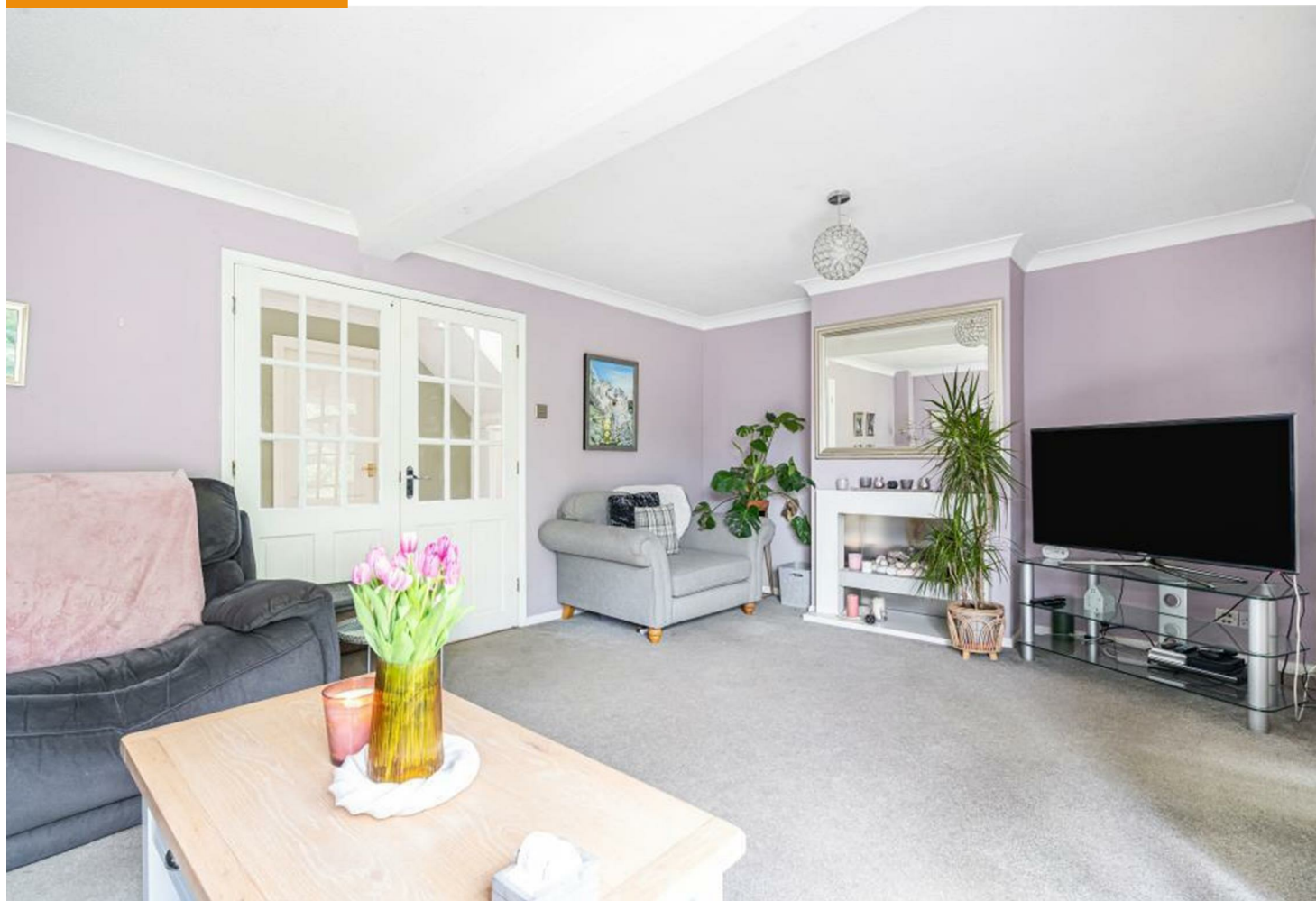
The property offers an entrance hall, kitchen/breakfast room, utility room, ground floor cloakroom, dining room and living room with a family room/office, whilst the first floor offers 3 good size bedrooms (bedroom 1 benefiting from an ensuite shower room) plus there is a family bathroom to complete the accommodation.

Outside there is a gated driveway providing off road parking and leading to a single garage, whilst to the rear there is a manly laid to lawn garden with gated access.

This property is offered for sale with no upward chain and is available to view by appointment only.

 3  2  3

Guide Price £425,000





LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

ENTRANCE HALL

With door to side, radiator, stairs leading up to the first floor.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, 2 windows to side, integrated dishwasher, integrated under counter fridge and freezer, double oven, 4-ring electric hob with extractor hood over, radiator, door through to:

UTILITY ROOM

With plumbing for washing machine, window to side, space for fridge/freezer.

CLOAKROOM

Fitted with a 2-piece suite comprising low level WC, wash hand basin, window to side, radiator.

DINING ROOM

With window to rear, radiator.

LIVING ROOM

With door to side, decorative fireplace, radiator. Leading through to:

FAMILY ROOM / OFFICE

With doors to side providing access into the rear garden, window to rear, skylight to side, radiator.

FIRST FLOOR LANDING

With window to side and access to loft.

BEDROOM 1

With 4 windows to side, 2 radiators. Door to:

ENSUITE

With low level WC, wash hand basin and shower cubicle,

BEDROOM 2

With window to side, radiator.

BEDROOM 3

With window to side, radiator, airing cupboard housing hot water tank.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin in vanity unit, panelled bath with shower over and screen, window to side, heated towel rail.

OUTSIDE

Gated access leads to a driveway providing off road parking and leading to a single garage with up and over door.

The front garden is mainly laid to lawn with mature shrubs and trees.

The rear garden is enclosed, mainly laid to lawn with paved patio and gated access to the side.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambs District Council





**Approximate Gross Internal Area 1459 sq ft - 135 sq m
(Excluding Garage)**

Ground Floor Area 884 sq ft – 82 sq m

First Floor Area 575 sq ft – 53 sq m

Garage Area 150 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

