



Church View, Witchford, CB6 2HH

**CHEFFINS**

# Church View

Witchford,  
CB6 2HH

- Detached Family Home
- Popular Village Location
- Lounge / Dining Room & Kitchen
- Off Road Parking & Single Garage
- Enclosed Garden to Rear
- Freehold / Council Tax Band D / EPC Rating D

Cheffins offer to the market this well presented detached family home located in the popular village of Witchford.

The property offers deceptively spacious accommodation over 2 floors comprising entrance porch, entrance hall, ground floor cloakroom, generous living/dining room providing access into the garden, a fitted kitchen with integrated appliances, whilst the first floor offers 4 good size bedrooms and a family bathroom.

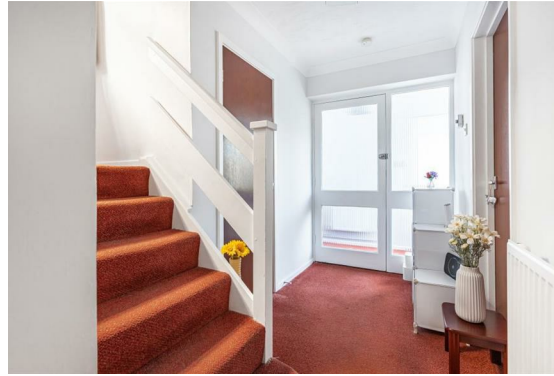
To the front of the property there is off road parking for 3 cars, leading up to a single integral garage. To the rear there is a mainly laid to lawn garden with paved patio and gated access.

An early viewing is recommended to appreciate all that is to offer.



**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 PORCH

With door and window to side, door to garage, radiator. Door to:

## ENTRANCE HALL

With door to front, stairs leading to the first floor.

## CLOAKROOM

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

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap, integral fridge/freezer, integral dishwasher, integral double oven, 4-ring hob with extractor hood over, door to side, window to rear, radiator.

## LOUNGE / DINING ROOM

With window to front and doors to rear leading into the garden, 2 radiators.

## FIRST FLOOR LANDING

With window to side, access to loft.

## BEDROOM 1

With window to rear, built-in wardrobes, radiator.

## BEDROOM 2

With window to front, built-in wardrobes, airing cupboard housing hot water tank, radiator.

## BEDROOM 3

With window to front, radiator,

## BEDROOM 4

With window to rear, radiator.

## BATHROOM

Fitted with a 4-piece suite comprising low level WC, vanity wash hand basin, shower cubicle and bath. Heated towel rail, spotlights, tiled walls, window to side.

## OUTSIDE

To the front of the property there is off road parking for 3 cars which leads up to an integral single garage. The garage has an up and over door, power and light connected and door into the entrance porch,

The rear offers a mainly laid to lawn garden with paved patio and gated access to both sides at the front.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

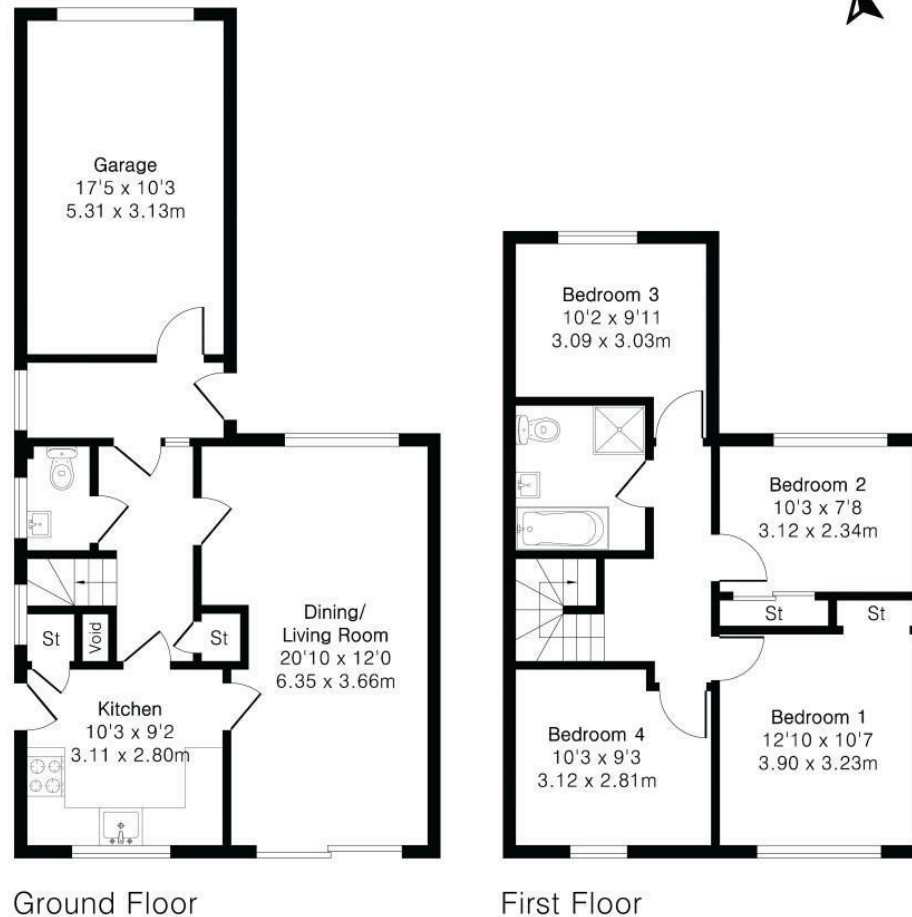




**Approximate Gross Internal Area 1205 sq ft - 112 sq m  
(Including Garage)**

Ground Floor Area 664 sq ft – 62 sq m

First Floor Area 541 sq ft – 50 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	75
England & Wales	EU Directive 2002/91/EC

Guide Price £450,000

Tenure – Freehold

Council Tax Band – D

Local Authority – East Cambs District Council

[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>.

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.