



Main Street, Witchford, CB6 2HQ

CHEFFINS

Main Street

Witchford,
CB6 2HQ

- Established Detached Family Home
- Central Village Location
- Updated Throughout
- Living Room & Dining Area
- 3 Bedrooms
- Ample Parking & Garage
- Low Maintenance Garden to Rear
- Freehold / Council Tax Band C / EPC Rating C

An established detached family home which has been updated throughout and is situated within the heart of this popular village within walking distance to village amenities including shops and schools.

3 2 1

Guide Price £325,000





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 VESTIBULE

Of upvc construction with door to front aspect, radiator. Door through to:

LOUNGE

With feature multi-fuel burner, double glazed window to front aspect, 2 radiators. Steps leading to:

DINING AREA

With double glazed window to rear aspect, radiator, stairs to first floor.

KITCHEN

Updated with single sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, double electric oven (one being a microwave oven), hob with extractor hood above, integral fridge, washing machine and tumble dryer, built-in storage cupboards, central island, double glazed window and door to rear garden.

FIRST FLOOR LANDING

Loft access, with light and power and 'positive air ventilation system'.

BEDROOM 1

With double glazed window to front aspect, fitted wardrobes, radiator.

BEDROOM 2

With double glazed window to front aspect, fitted wardrobes, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

Updated with suite comprising freestanding bath tub, tiled shower cubicle, low level WC, pedestal hand basin, double glazed window to rear aspect.

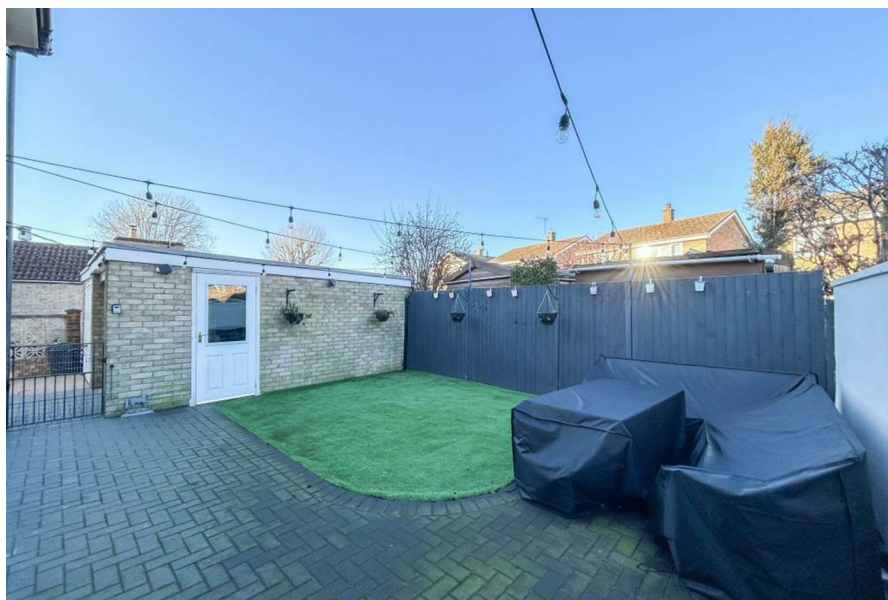
OUTSIDE

To the rear of the front of the property you will find a spacious block paved driveway providing ample off road parking for numerous vehicles - leading to a single garage with metal up and over door. To the rear you will find a low maintenance garden with artificial turf, paved patio and personnel door into the garage, together with a purpose built timber lean-to storage area to side.

VIEWING ARRANGEMENTS

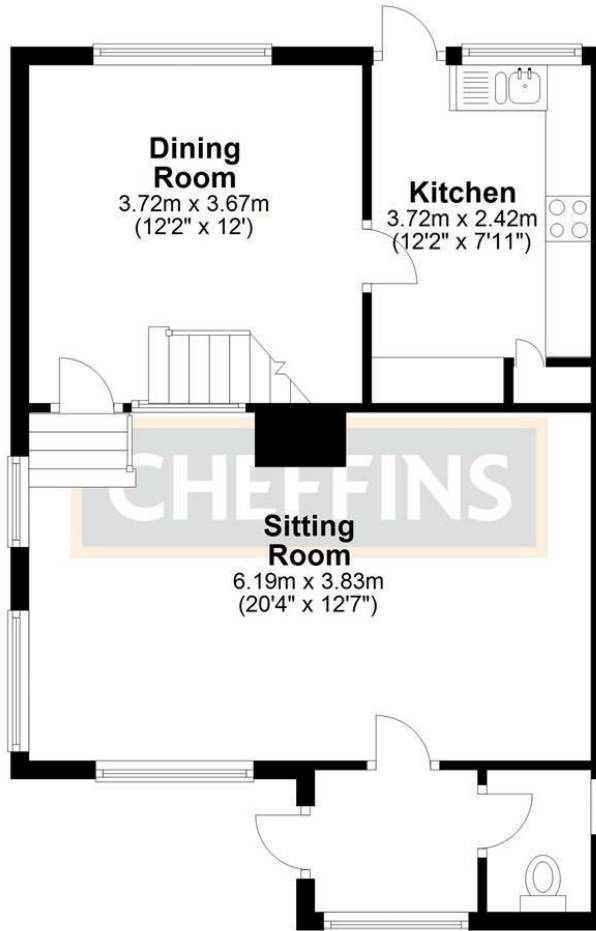
Strictly by appointment with the Agents.





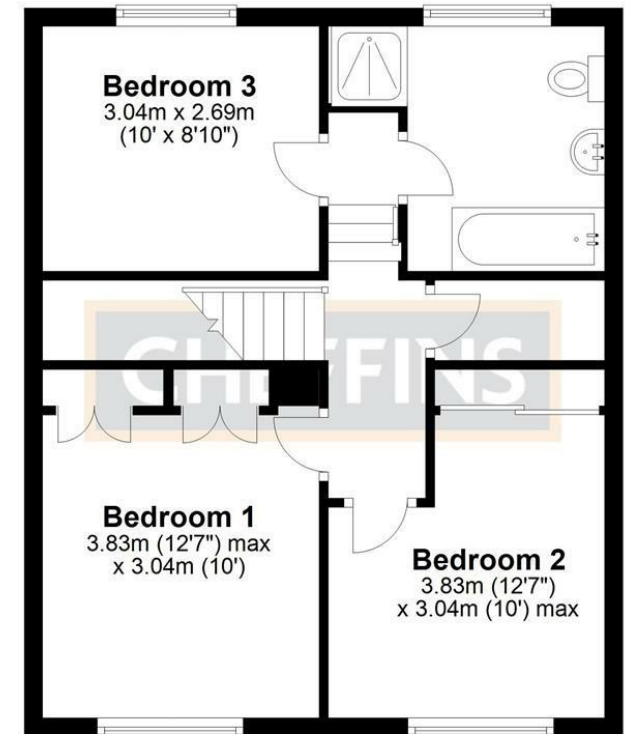
Ground Floor

Approx. 52.4 sq. metres (563.5 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(71-81) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-48) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Total area: approx. 99.4 sq. metres (1069.7 sq. feet)

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.

