



Ward Way, Witchford, CB6 2JR

**CHEFFINS**

## Ward Way

Witchford,  
CB6 2JR

A link detached house in the popular village of Witchford. The accommodation comprises entrance hall, kitchen, dining area, living area, cloakroom, three bedrooms and bathroom. Enclosed rear garden, garage and driveway. Available: 13/07/2026. Deposit: £1,500. Holding deposit: £300. Council tax band: C. EPC: C

### LOCATION

Witchford is situated approximately 2 miles West of Ely on the A142. Witchford has a range of day to day amenities and facilities, together with a 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.

3 1 1

**£1,300 PCM**



**ENTRANCE HALL**

with vinyl flooring.

**KITCHEN**

with tiled floor, single electric oven, electric hob, extractor, plumbing for washing machine and dishwasher or space for fridge/freezer. Door leading to rear garden.

**DINING AREA**

with patio doors to rear garden.

**LIVING AREA**

with Bay window to front and under stairs storage cupboard.

**CLOAKROOM**

with vinyl flooring, WC, and wash basin.

**BEDROOM****BEDROOM****BEDROOM****BATHROOM**

with laminate flooring, WC, hand basin and 'P' shaped bath with shower over.

**OUTSIDE**

Enclosed rear garden with patio area, driveway parking and single garage with door to rear garden.

**LETTING AGENTS NOTES**

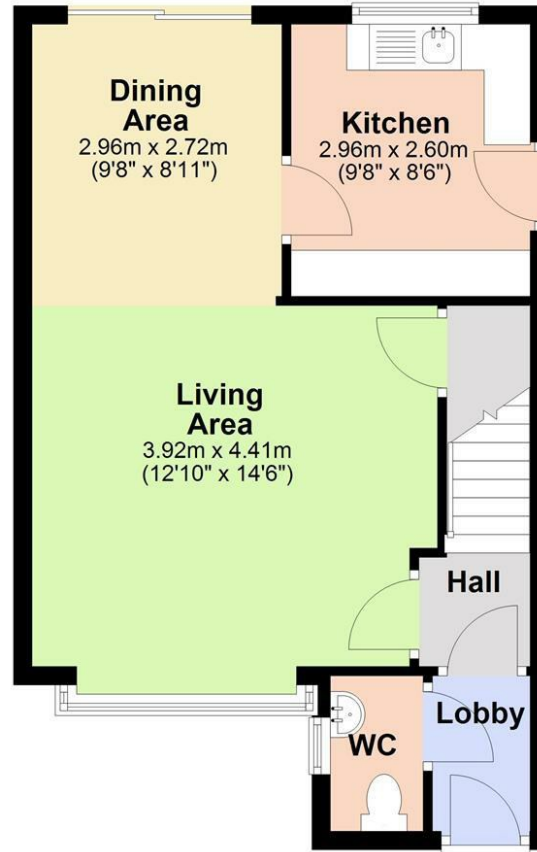
For more information on this property please refer to the Material Information brochure on our Website.





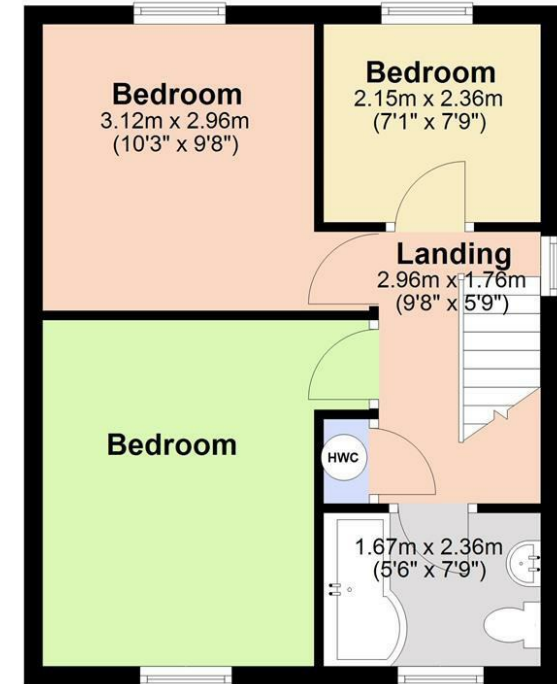
### Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 80.2 sq. metres (863.6 sq. feet)

#### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>70</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

#### Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | 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.