

Woodlands Chase, Witchford, CB6 2SB

CHEFFINS

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Witchford,
CB6 2SB

3 2 1

Asking Price £136,000

- No Forward Chain
- Option To Buy 100% Of The Property
- 3 Bedrooms (1 With Ensuite)
- Air Exchange System
- Enclosed Rear Garden
- Solar Panels
- 2 Allocated Parking Spaces
- Leasehold / Council Tax C / EPC A

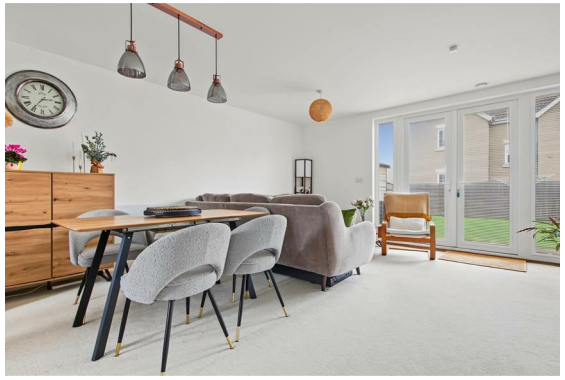


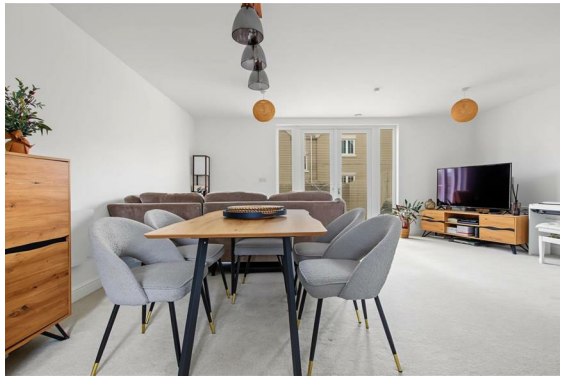
No Forward Chain

Cheffins are delighted to market this well presented family house located in the popular and well-served village of Witchford.

Accommodation comprises of entrance hallway, downstairs cloakroom together with a spacious lounge diner with open plan kitchen area benefiting from 3 bedrooms on the first floor one with an en-suite and family bathroom. There is a fully enclosed rear garden and two parking spaces to the front.

The property further benefits from being sold with no upward chain with the option to purchase up to 100%. Contact Cheffins to book your viewing today!













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 HALLWAY
With door to front, stairs leading to first floor, electric room heater.

CLOAKROOM
Fitted with a two piece suite comprising low level wash hand basin with mixer tap over, tiled splashbacks and low level WC. Extractor fan, spotlights, window to front and electric room heater.

KITCHEN / DINING / LIVING ROOM
Fitted with a range of base and wall units, cupboards and drawers with worksurface over, stainless steel sink with mixer tap over, four ringed Hotpoint electric hob with Hotpoint oven under and over head stainless steel extractor fan over, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, spotlights, extractor fan, window to the front, electric room heater and French doors leading to the garden.

FIRST FLOOR LANDING
With pull down loft ladder to the fully boarded loft.

BEDROOM 1
With window to front, electric room heater and door to ensuite.

ENSUITE
Fitted with a three piece suite comprising walk-in shower cubicle with tiled splashbacks, low level WC, wash hand basin with mixer tap over, heated towel rail, spotlights, extractor fan and window to the front.

BEDROOM 2
With window to the rear, electric room heater.

BEDROOM 3
With window to the rear and electric room heater.

FAMILY BATHROOM
Fitted with a three piece suite comprising panelled bath with overhead shower and tiled splashbacks, low level WC, wash hand basin, heated towel rail, double glazed window to the side and spotlights.

OUTSIDE
To the front of the property there are two allocated parking spaces with a footpath leading to the front door.

To the rear of the property is a fully enclosed mainly laid to lawn garden with patio section, timber framed shed, side gated access and path leading to the front garden.

AGENT NOTES
1. Available to purchase on a Shared Ownership basis from £136,000 for a 40% share, or available to purchase at 100% for £340,000.

2. Purchasers will be subject to an eligibility criteria.

You can apply to buy the home if both of the following apply:
• Your household income is £80,000 or less
• You cannot afford all of the deposit and mortgage payments to buy a home that meets your needs
One of the following must also be true:
• You're a first-time buyer
• You used to own a home but cannot afford to buy one now
• You're forming a new household – for example, after a relationship breakdown
• You're an existing shared owner and want to move
• You own a home and want to move but cannot afford to buy a new home for your needs (if you own a home you must have completed the sale of the home on or before the date you complete your shared ownership purchase.
3. If you buy a larger share you'll pay less rent –

Share Share Purchase Price Monthly Rent
40% £136,000 £454.44
50% £170,000 £378.70
60% £204,000 £302.96
70% £238,000 £227.22
75% £255,000 £189.35

There will be a monthly fee of £55.72 which includes service charge, building insurance and a management fee.

4. The 100% value of the property is £340,000.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



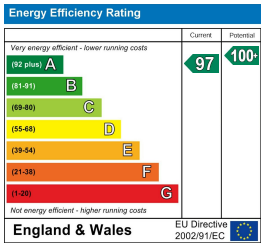



KAWS
KAWS


PRADA
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Asking Price £136,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - East Cambs District Council

Approximate Gross Internal Area
88.12 sq m / 948.51 sq ft

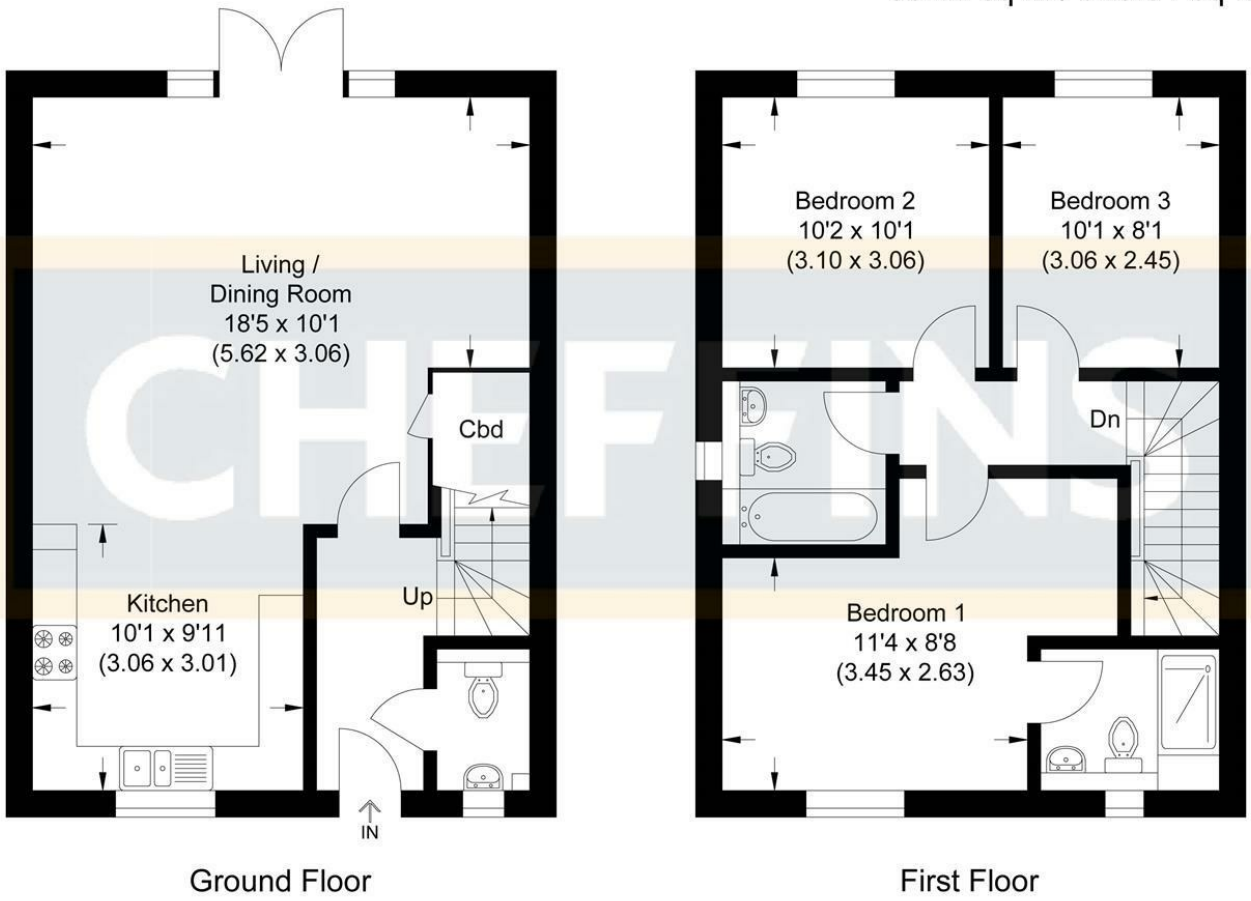


Illustration for identification purposes only, measurements are approximate, not to scale.

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.