



Ely Road, Witcham Toll, CB6 2AA

CHEFFINS

Ely Road

Witcham Toll,
CB6 2AA

- Detached Character 5 Bedroom Home
- Detached 3 Bedroom Home
- Potential Development Site (Subject to Planning)
- Available as a Whole or Individually
- 1.27 Acres (STS) Overall Plot Size of all 3 Properties

Cheffins are pleased to offer the opportunity to purchase a well presented 5 bedroom character home, a deceptively spacious 3 bedroom detached home and a potential development site of 0.49 acres (subject to survey and planning permission being obtained), situated to provide excellent access to the A142.

The properties may be purchased together as a whole or on an individual basis.



Offers In Excess Of £750,000





LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).

THE PROPERTIES

The properties are offered for sale at a combined purchase price of Offers in Excess of £750,000 but are also offered for sale individually as follows:

Horse & Gate - a well presented character home dating back to the 1840's with accommodation comprising sitting room, study, snug, kitchen/dining room, sun room overlooking the garden, utility room, downstairs shower room, 5 bedrooms (master bedroom with dressing room, balcony and ensuite), together with a family bathroom to complete the accommodation. The property also benefits from a double garage, additional storage and a beautifully presented garden - £450,000

Two Jays - well presented, deceptively spacious, detached family home. Accommodation comprises of Living Room, Kitchen, Dining Room, Conservatory, Cloak

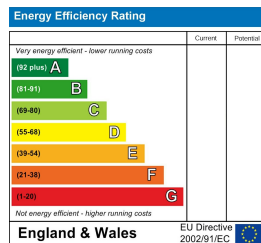
Room, 3 good sized Bedrooms and Family Bathroom. Situated on a generous plot with field views to the rear, driveway, parking and garage - £300,000.

Site at the Coal Shed - potential development site subject to planning permission being obtained - £75,000

Please see the links provided in our online listing to access the individual details for each property.

VIEWING

Strictly by appointment with the Agents



Offers In Excess Of £750,000

Tenure - Freehold

Council Tax Band -

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>.

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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.