



Main Street, Witchford, CB6 2HQ

**CHEFFINS**

## Main Street

Witchford,  
CB6 2HQ

- End of Terrace Cottage
- Grade II Listed
- Lounge & Separate Dining Room
- Kitchen / Breakfast Room
- 2 Double Bedrooms
- Driveway & South Facing Rear Garden
- No Upward Chain
- Freehold / Council Tax Band C / EPC Exempt Due to Grade II Listing Status

A charming and spacious Grade II Listed end of terrace cottage which is offered for sale with no upward chain and comprises lounge, separate dining room, kitchen/breakfast room, ground floor bathroom and 2 double bedrooms, together with a driveway and south facing rear garden.

2 1 2

Guide Price £220,000





## 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.

## DINING ROOM

With door and window to front aspect, feature fireplace with stove (not tested), tiled hearth and oak bressummer with fitted cupboards either side (1 housing the gas fired central heating boiler), stairs to first floor with under stairs storage cupboard.

## LOUNGE

With 2 windows to front aspect, sealed fireplace with brick hearth and oak bressummer, radiator.

## INNER HALL

## BATHROOM

With low level WC, pedestal hand wash basin, panelled bath, window to rear aspect.

## KITCHEN

With window and door to rear aspect, fitted with matching wall and base level storage units, work surfaces and drawers, cooker space and extractor hood, sink unit and drainer, plumbing for washing machine.

## FIRST FLOOR LANDING

### BEDROOM 1

With window to front aspect, radiator.

### ENSUITE WC

With low level WC with Saniflow system and pedestal hand wash basin.

### BEDROOM 2

With window to front aspect, radiator.

## OUTSIDE

To the side of the property there is a gravelled driveway providing vehicular off road parking. Gated pedestrian access leads into a south facing rear garden which is an attractive feature of the property and offers a good degree of privacy. The garden consists of a paved patio with timber built pergola covered by a grapevine leading onto a lawn with established bushes, trees including apple, pear and plum.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

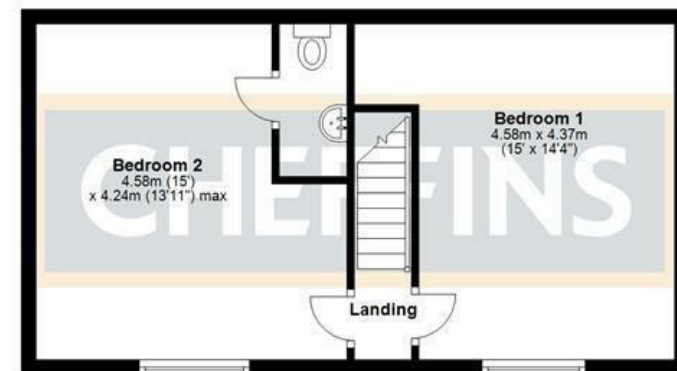




**Ground Floor**  
Approx. 55.9 sq. metres (601.2 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

Guide Price £220,000

Tenure - Freehold

Council Tax Band - C

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](http://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.