



Quinton Road, Witchford, CB6 2GE

**CHEFFINS**

# Quinton Road

Witchford,  
CB6 2GE

- No Upward Chain
- Modern End of Terrace Home
- 3 Bedrooms (Ensuite to Bedroom 1)
- Open Plan Living Accommodation
- 2 Parking Spaces
- Enclosed Rear Garden
- Popular Village Location
- Freehold / Council Tax Band C / EPC Rating B

Cheffins are delighted to offer to the market this modern end of terrace home located in the popular village of Witchford.

The property offers modern living space to include entrance hall, ground floor cloakroom, open plan kitchen/lounge/dining room. The first floor provides access to 3 good size bedrooms (bedroom 1 benefitting from an ensuite shower room) and a family bathroom.

Outside the property there is off road parking for 2 cars, whilst the rear offers a mainly laid to lawn garden with a paved patio and gated access.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment only.

3 2 1



**Guide Price £280,000**



## 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 HALL

With door to front, window to side, radiator.

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin, radiator, extractor fan.

## OPEN PLAN KITCHEN / LIVING / DINING ROOM

Kitchen fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plinth heater, 1 1/2 bowl stainless steel sink unit mixer tap, window to front, integral dishwasher, single oven, fridge/freezer and washing machine.

Stairs to first floor, under stairs storage cupboard, door to rear, window to rear, 2 radiators.

## FIRST FLOOR LANDING

Providing access to bedrooms and bathroom.

## BEDROOM 1

With window to rear, radiator, built-in wardrobe, radiator. Door to:

## ENSUITE

Fitted with a 3-piece suite

comprising low level WC, wash hand basin and shower cubicle, window to rear, extractor fan, radiator.

## BEDROOM 2

With window to front radiator.

## BEDROOM 3

With window to front, radiator.

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, floating wash hand basin, panelled bath with shower over and shower screen, towel rail, extractor fan.

## OUTSIDE

There are 2 off road parking spaces to the front, whilst to the rear there is a mainly laid to lawn garden with paved patio and gated access to the side.

## AGENTS NOTES

Please be aware this property is being sold on behalf of the legal owner via a third party and so limited information has been made available to us and the material information cannot be verified.

We understand that once the development has been


completed there may be a service charge in respect of the maintenance of any communal parts.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



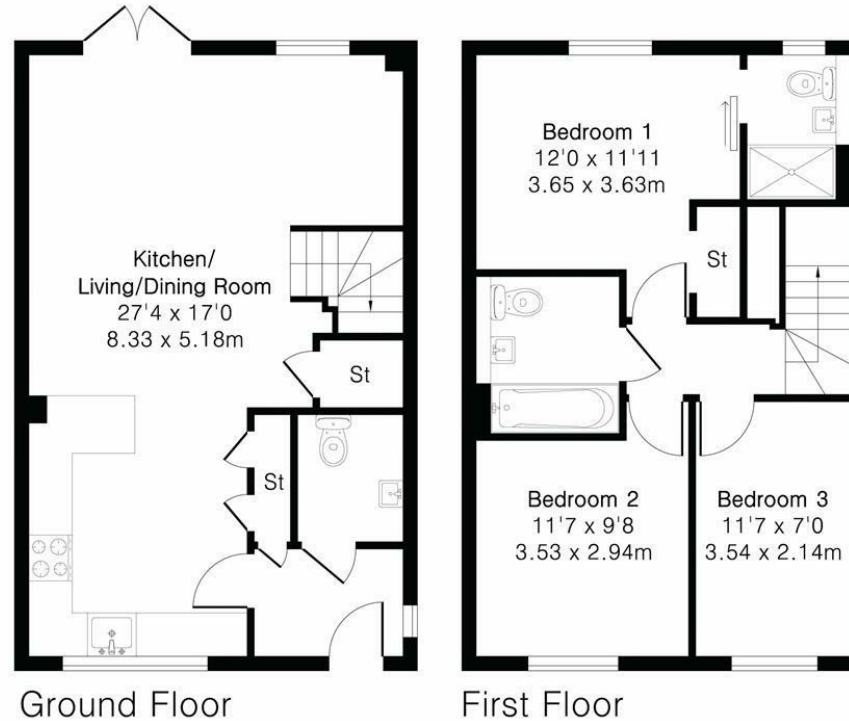
Guide Price £280,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 928 sq ft - 86 sq m**

Ground Floor Area 464 sq ft – 43 sq m

First Floor Area 464 sq ft – 43 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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.

