



**Cathedral View Park, Manor Road, Witchford CB6 2JA**

**welcome to**

## **Cathedral View Park, Manor Road, Witchford**

A modern park home located in a village location just outside the Cathedral City of Ely offering contemporary accommodation throughout including two bedrooms, en-suite facilities, garage and driveway - no onward chain.

### **Entrance Area**

Open plan to:

### **Living Room**

With three radiators, feature fireplace, two double glazed windows to side, double glazed window to front, door to inner hall and door to:

### **Kitchen/Dining Room**

With a fitted range of modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset sink and drainer unit with mixer tap over, built in eye level oven with separate gas hob and extractor over, integrated appliances, radiator, double glazed window to front aspect, two double glazed windows to side aspect and door to side.

### **Inner Hall**

With doors to:

### **Bedroom One**

With radiator, double glazed window to side aspect and opening to:

### **Dressing Area**

With fitted wardrobes and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising corner shower enclosure, low level w.c, floating wall mounted wash hand basin with storage drawers beneath, radiator, extractor and double glazed window to side.





### **Bedroom Two**

With radiator and double glazed window to side aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath, low level w.c, floating wall mounted wash hand basin with storage drawers beneath, radiator, extractor and double glazed window to side.

### **Outside**

There are neatly presented gardens wrapping around the property with a garage a driveway.

### **Agents Notes**

1. There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

2. We have been advised the annual ground rent is currently £2313.24 per annum.



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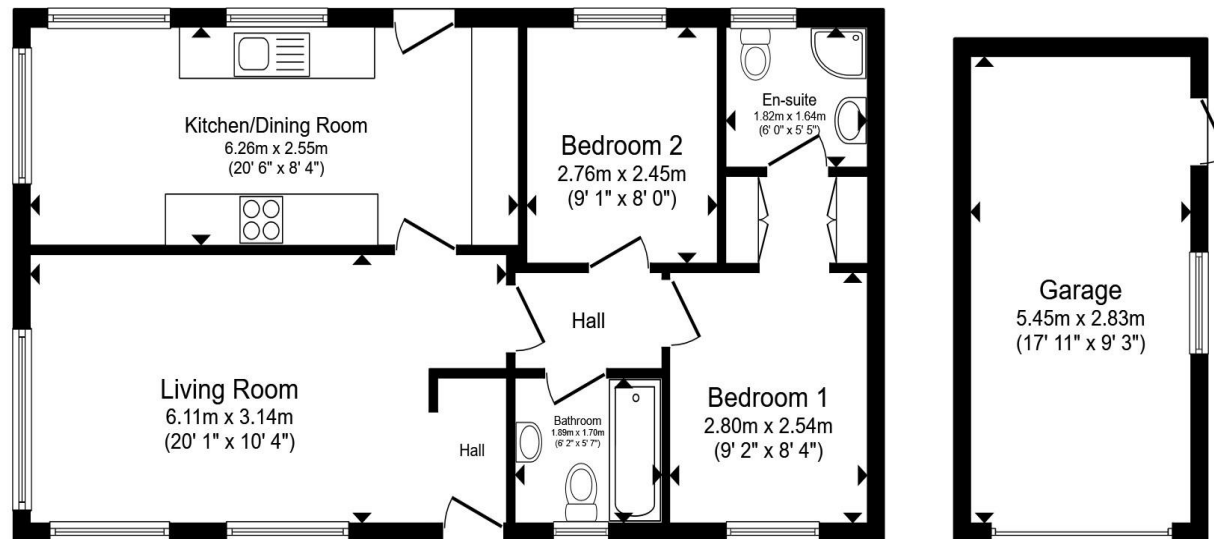
- No Onward Chain
- Modern Park Home
- Two Bedrooms
- En-suite & Dressing Area
- Kitchen/Dining Room

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£185,000**



Floor Plan

Garage

Total floor area 77.6 m<sup>2</sup> (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
ELY110181 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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