



Briars End, Witchford, CB6 2GB



Briars End

Witchford,
CB6 2GB

Terraced house in a cul-de-sac location. Accommodation comprises entrance hall, kitchen, living room, cloakroom, master bedroom with fitted wardrobes, single bedroom, bathroom, enclosed rear garden, garage and parking. Available: 21/04/2026. Deposit: £1,153. Holding fee: £230. Council tax band: B. EPC: C

LOCATION

Witchford is situated approximately 2 miles West of Ely on the A142. Witchford has a range of day to day amenities and facilities, together with a 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.

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£1,000 PCM





ENTRANCE HALL

with vinyl flooring.

KITCHEN

with vinyl flooring, single electric oven, electric hob, extractor hood, plumbing for washing machine and space for fridge/freezer.

LIVING ROOM

with patio doors to rear garden.



CLOAKROOM

BEDROOM

with built in wardrobes.

BEDROOM

BATHROOM

with laminate flooring, WC, hand basin and bath with shower attachment over.



OUTSIDE

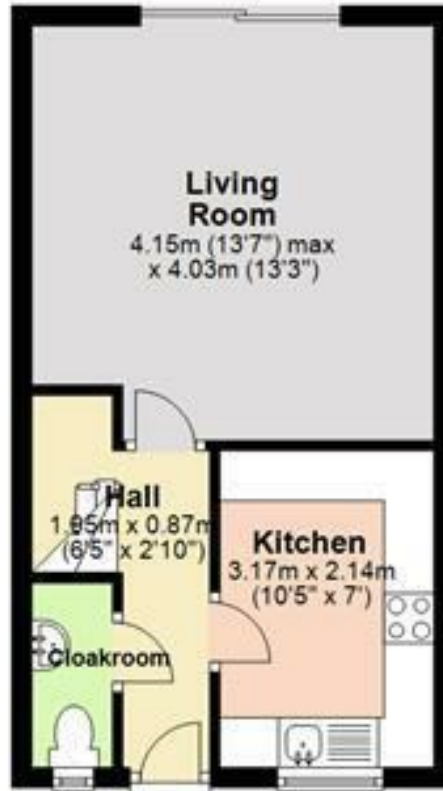
Enclosed rear garden with decking area, garage and parking space.

LETTING AGENTS NOTES

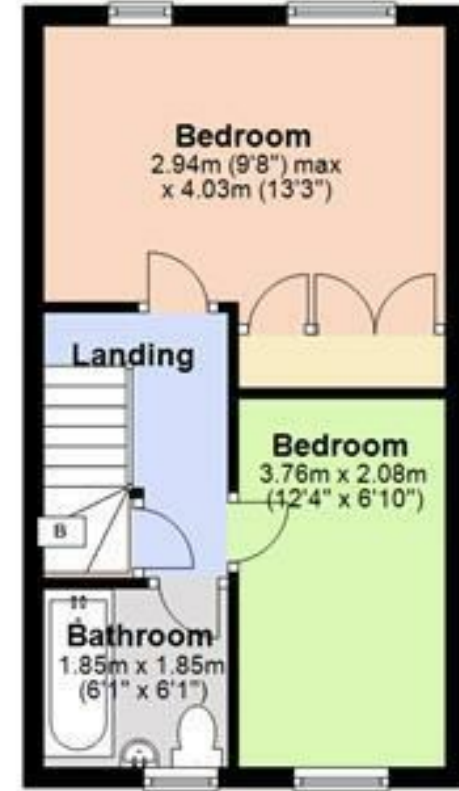
For more information on this property please refer to the Material Information brochure on our Website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 29.9 sq. metres (322.0 sq. feet)



First Floor
Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.9 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | 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.

