Clydesdale Road, Witchford, CB6 2HD

CHEFFINS

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Clydesdale Road

Witchford,
CB6 2HD

4 2 1

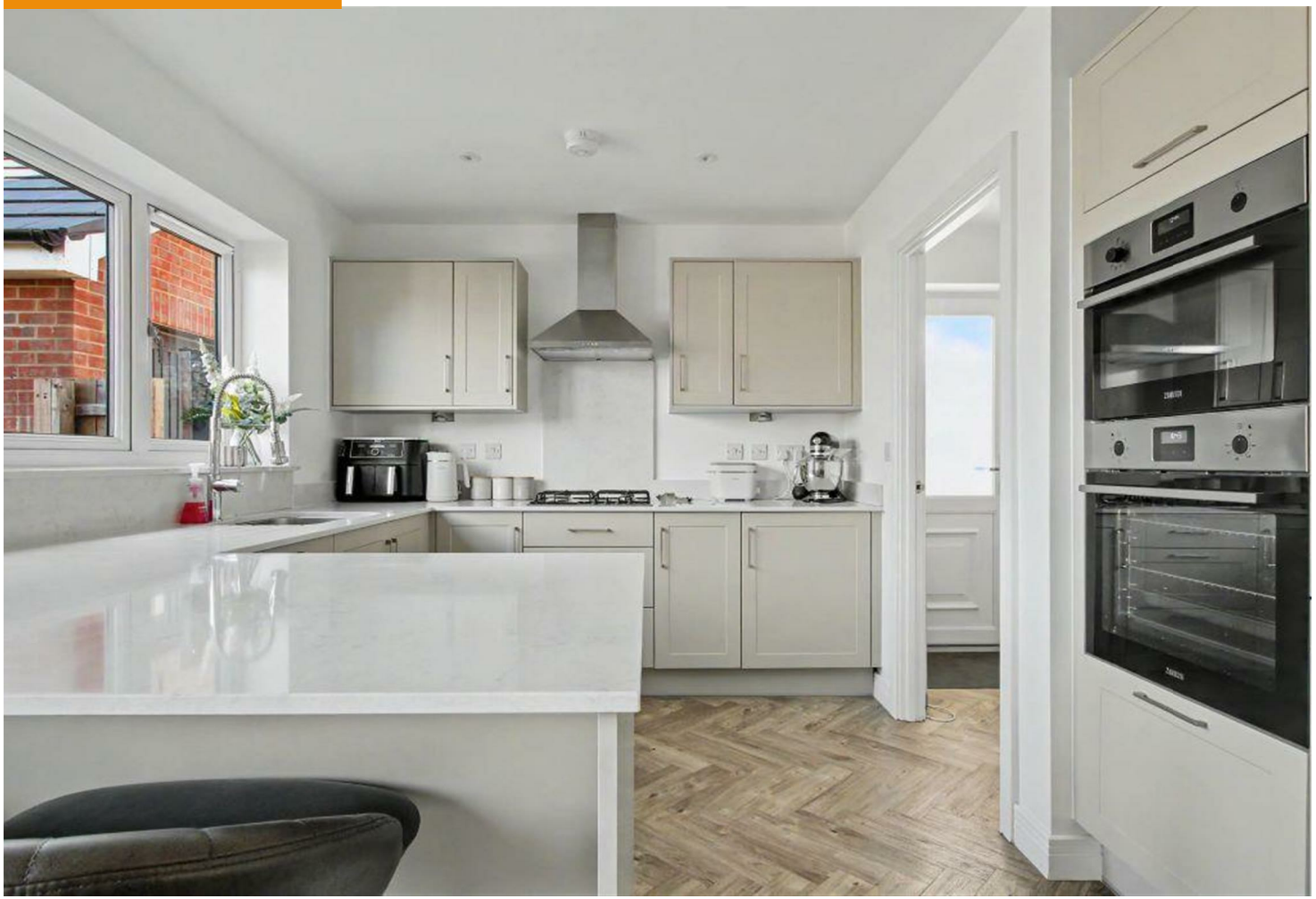
Offers In Excess Of £425,000

- Detached Family Home
- 4 Bedrooms
- Ensuite To Bedroom 1
- Driveway & Garage
- Freehold / Council Tax Band D / EPC Rating B

Cheffins are pleased to market this well presented family home situated in the popular village of Witchford.

The property offers an entrance hall, cloakroom, living room, kitchen/dining room, utility, together with 4 bedrooms to the first floor with bedroom 1 benefiting with an ensuite along with a further family bathroom completing the internal accommodation. Outside, the property benefits with a driveway providing ample parking leading to a singe garage whilst the rear offers a predominantly laid to lawn garden with patio and gated side access.

To appreciate all what's on offer, an early viewing is highly recommended.



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 HALLWAY
With door and full length window to front, radiator, understairs storage cupboard.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, opaque window to front, radiator.

LIVING ROOM
With window to front, built-in storage units, radiator.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with marble work surfaces over, stainless steel sink with mixer tap, integrated four-ringed gas hob with stainless steel extractor fan over, integrated fridge/freezer, integrated dishwasher, storage cupboard with shelving and fuse box, window to rear, French door to rear with full length windows to either side providing access to the garden, radiator. Door leading to...

UTILITY ROOM
Fitted with a range of base units, cupboards and drawers with marble work surfaces over, wall mounted cupboard housing the combi boiler, space for washing machine, stainless steel sink with mixer tap over, door to side leading to driveway.

FIRST FLOOR LANDING
With airing cupboard housing the pressurised hot water tank.

BEDROOM 1
With window to front, radiator, fitted wardrobe. Door leading to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, wash hand basin, walk-in shower cubicle, radiator, opaque window to side, extractor fan.

BEDROOM 2
With window to rear, radiator.

BEDROOM 3
With window to rear, radiator, loft hatch.

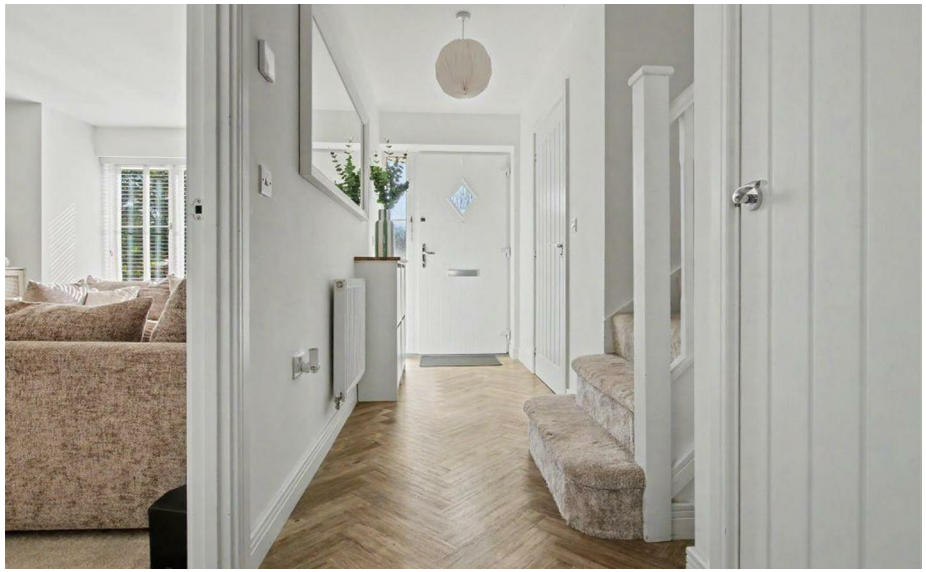
BEDROOM 4
With window to front, radiator.

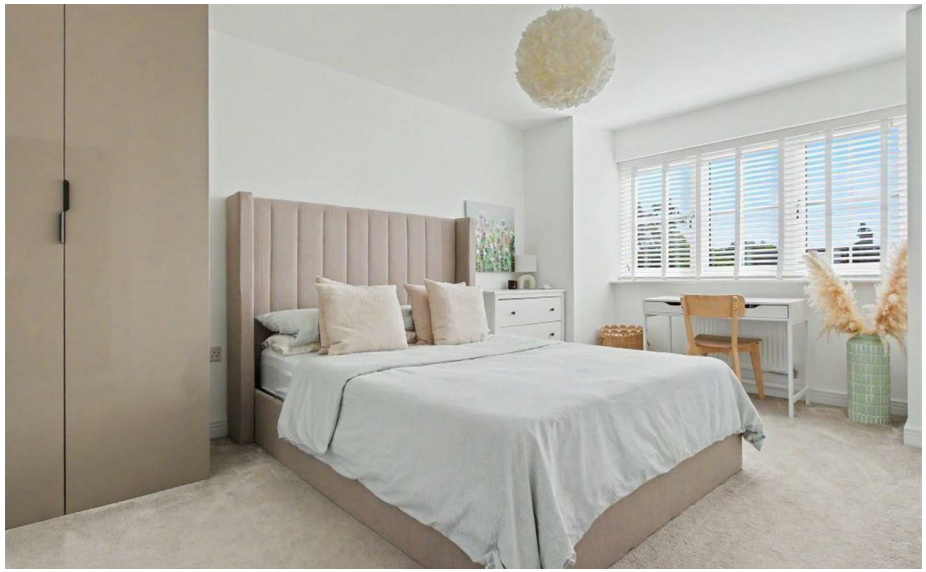
BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, side panelled bath with shower over, heated towel rail, extractor fan.

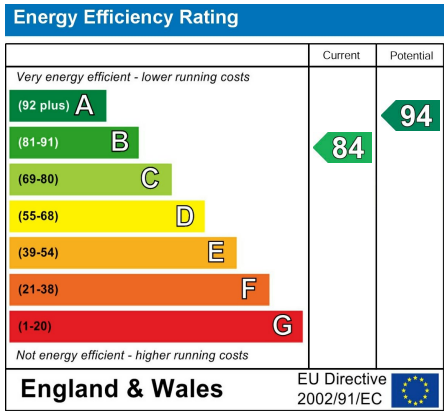
OUTSIDE
Block paved drive to front leading to entrance door and single garage with up and over door and electricity connected whilst the rear consists of fully enclosed, predominantly laid to lawn garden with patio and side gated access.

AGENTS NOTE
We have been made aware that there is a property management company with an annual service charge of £131.16

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.







Offers In Excess Of £425,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council

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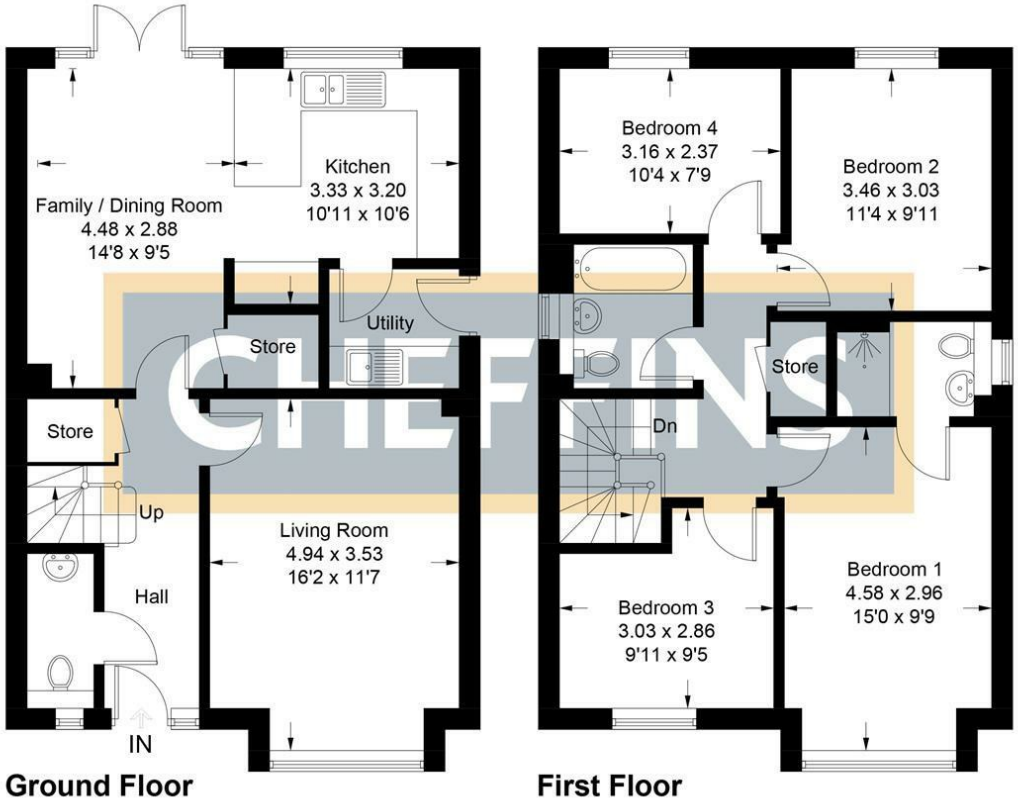
Approximate Gross Internal Area = 110.0 sq m / 1200 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser.The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given.(ID1331627)

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.

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