



Wesley Way, Witchford, CB6 2GG

CHEFFINS

Wesley Way

Witchford,
CB6 2GG

- Modern Semi Detached Home
- 3 Bedrooms (Ensuite to Bedroom 1)
- Fitted Kitchen
- Lounge Providing Access into the Rear Garden
- Enclosed Rear Garden
- Driveway for 2 Cars
- Popular Village Location
- Freehold / Council Tax Band C / EPC Rating B

Cheffins are delighted to offer to the market this modern semi detached home situated in the popular Village of Witchford, just 3 miles from the City of Ely.

The property comprises entrance hall, utility room, kitchen, lounge/dining room at the rear providing access into the rear garden, 3 good size bedrooms (bedroom 1 benefitting from an ensuite shower room), plus a further shower room completing the internal accommodation.

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

To fully appreciate the size and quality of this family home an early viewing is highly recommended.

3 2 1



Guide Price £325,000



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.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, built-in single oven, 4-ring gas hob with extractor hood over, integrated dishwasher, 1 1/2 bowl sink with mixer tap, wall mounted boiler, window to front, space for fridge/freezer.

UTILITY ROOM

Fitted with wash hand basin, plumbing for washing machine, space for tumble drier, extractor fan

LOUNGE / DINING ROOM

With doors to rear leading into the rear garden, window to rear, 2 radiators, under stairs cupboard, stairs leading to the first floor.

FIRST FLOOR LANDING

With doors to bedrooms and bathroom.

BEDROOM 1

With built-in wardrobes, radiator. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, wash hand basin and shower cubicle, window to front, extractor fan.

BEDROOM 2

With window to front, radiator.

BEDROOM 3

With window to front, radiator.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin and shower cubicle, heated towel rail and extractor fan.

OUTSIDE

To the front a path leads to the front door. A driveway to the side provides parking for 2 cars. At the rear is a mainly laid to lawn garden with paved patio and gated access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	81	
(69-80) C		
(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		

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



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.

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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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