



Clover End, Witchford, CB6 2XD

CHEFFINS

Clover End

Witchford,
CB6 2XD

- Mid Terrace Home
- Lounge / Dining Room
- 2 Bedrooms
- Off Road Parking
- Garden to Rear
- Freehold / Council Tax Band B / EPC Rating C

Cheffins offer to the market this modern mid terrace home, situated in a cul de sac location within the popular village of Witchford.

The property offers accommodation over 2 floors to include entrance hall, kitchen, lounge/dining room providing access into the rear garden, along with 2 bedrooms and a 3-piece bathroom.

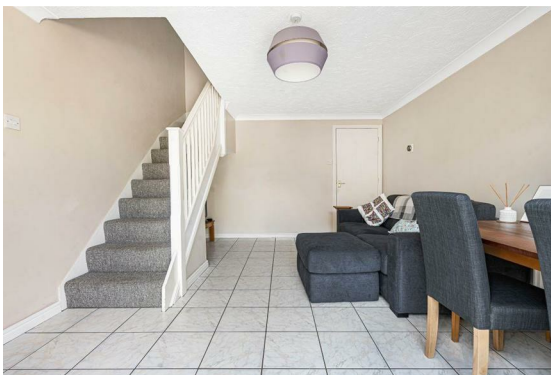
Outside the property there is a low maintenance garden to front. A driveway underneath an archway to the left of the property leads through to the parking area where the property has 2 allocated parking spaces. The rear offers a mainly laid to lawn garden with paved patio and gated access leading to the parking area.

The property is offered for sale with the benefit of no upward chain and is available to view by appointment only.

2 1 1

Guide Price £239,950





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, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, plumbing for washing machine and dishwasher, integral oven, 4-ring gas hob with extractor hood over, space for fridge/freezer, window to front.

LOUNGE / DINING ROOM

With door to rear providing access into the rear garden, stairs rising to the first floor, radiator.

FIRST FLOOR LANDING

BEDROOM 1

With window to rear, radiator.

BEDROOM 2

With window to front, loft access, radiator.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and a panelled bath with shower over, airing cupboard housing the boiler, window to rear, extractor fan, radiator.

OUTSIDE

There is a low maintenance garden to front with inset tree and path leading up to the front door.

The rear garden is mainly laid to lawn with paved patio, timber shed and gated access to the rear leading round to the parking.

To the left hand side of the property an archway leads to a parking area where the property has allocated parking for 2 cars.

AGENTS NOTE

There are solar panels at the property which we are advised by the current owner are not currently working.

We believe the tree to the front of the property is not subject to a tree preservation order however we would advise the purchaser to make their own enquiries with East Cambs District Council.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	77
EU Directive 2002/91/EC		

Guide Price £239,950

Tenure - Freehold

Council Tax Band - B

Local Authority - East Canbs District Council

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>.

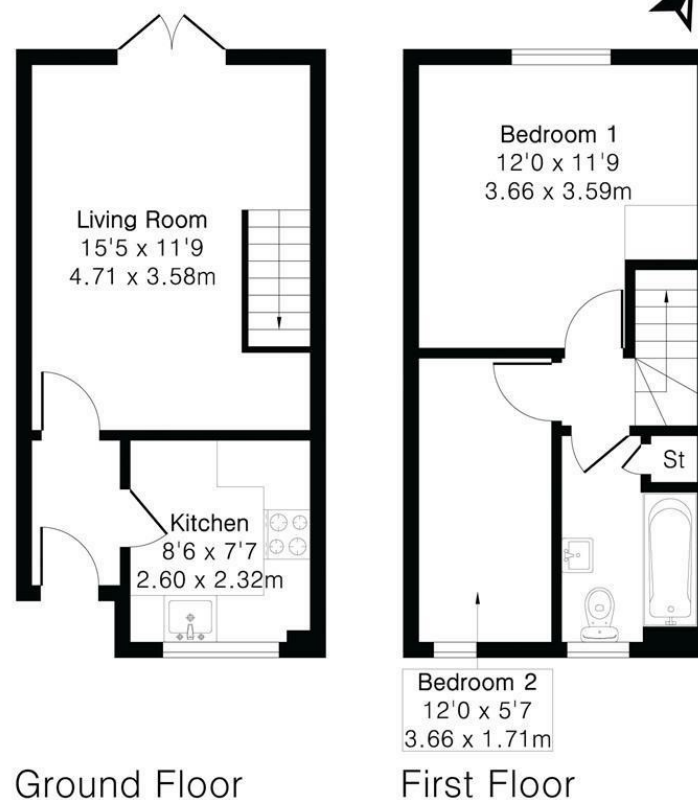
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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Approximate Gross Internal Area 566 sq ft - 53 sq m

Ground Floor Area 278 sq ft - 26 sq m

First Floor Area 288 sq ft - 27 sq m



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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