



Westway Place, Witcham, CB6 2LG

**CHEFFINS**

## Westway Place

Witcham,  
CB6 2LG

- Link Detached Bungalow
- 2 Double Bedrooms (Both Ensuite)
- Kitchen / Dining Room & Lounge
- Front, Side & Rear Gardens
- Driveway & Garage
- Cul De Sac Location
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

A spacious link detached bungalow offered for sale with no upward chain and comprising entrance hall, cloakroom, lounge, kitchen/dining room and 2 double bedrooms (both with ensembles), together with driveway, garage and front, side and rear gardens.



**Guide Price £240,000**







## LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).

## ENTRANCE LOBBY

## INNER HALL

With radiator.

## CLOAKROOM

With low level WC, wash basin.

## LOUNGE

With double glazed window to front aspect, radiator.

## KITCHEN / DINING ROOM

With double glazed French doors to front aspect and double glazed window to side, wall and base level storage units, work surfaces and drawers, stainless steel sink unit and drainer, built-in electric oven, hob and extractor hood, radiator.

## BEDROOM 1

With double glazed window to rear aspect, radiator.

## ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, radiator.

## BEDROOM 2

With double glazed window to rear, radiator.

## ENSUITE

With bath with shower above, low level WC, pedestal hand wash basin, double glazed window to side aspect, heated towel rail.

## OUTSIDE

To the front of the property there is a driveway leading to a single garage with electricity connected and a door into the rear garden. There are gardens to the front, side and rear of the property.

## AGENTS NOTE

We understand that whilst there is an electricity connection to the property it has been disconnected and the purchaser will need to have this reinstated.

## VIEWING ARRANGEMENTS

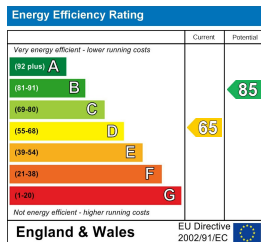
Strictly by appointment with the Agents.







Approximate Gross Internal Area = 82.0 sq m / 882.4 sq ft

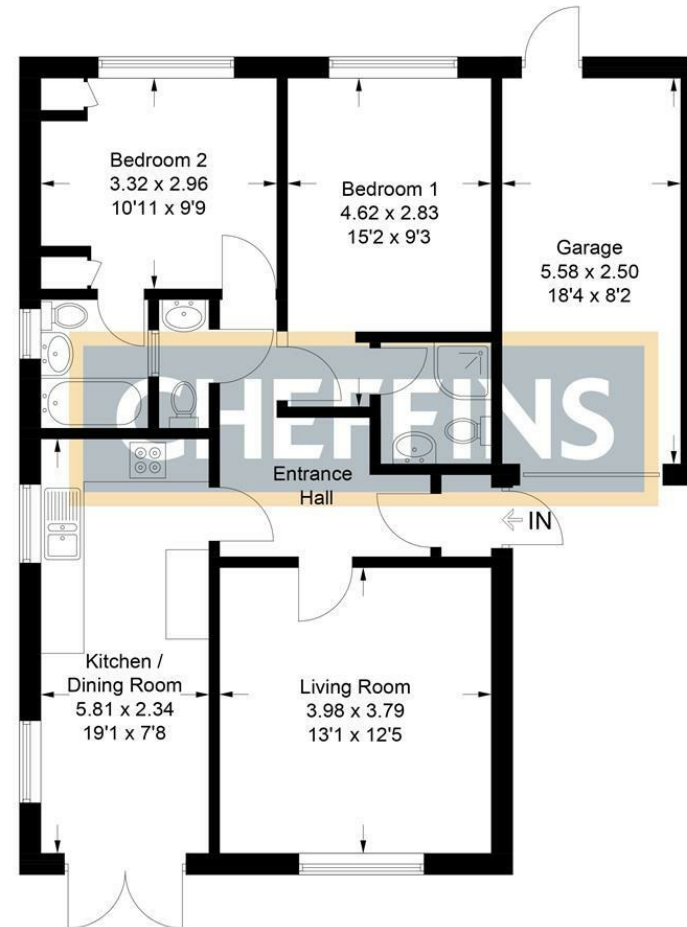


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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council



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. (ID1179635)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



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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.