

Clydesdale Road, Ely, CB6 2HD

CHEFFINS

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Witchford, Ely,
CB6 2HD

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Guide Price £295,000

- Semi-Detached
- 3 Bedrooms
- 2 Allocated Parking Spaces
- Freehold / Council Tax Band C / EPC Rating B



Cheffins are delighted to market this well presented semi-detached home located in the desirable village of Witchford.

The property offers an entrance hall, cloakroom, living room, kitchen diner along with 3 bedrooms and family bathroom to the first floor.

To appreciate all that'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.

FIRST FLOOR LANIDNG
With loft hatch, over stairs storage.

BEDROOM 1
With window to rear, radiator.

BEDROOM 2
With window to front, radiator.

BEDROOM 3
With window to rear, radiator.

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

ENTRANCE HALL
With door to front, stairs rising to first floor.

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

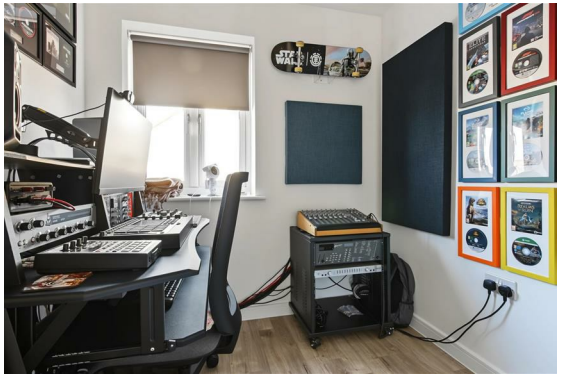
LIVING ROOM
With window to front, radiator, understairs storage.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated dishwasher, integrated oven, integrated fridge/freezer, integrated washing machine, stainless steel sink with mixer tap, four-ringed gas hob with extractor hood over, window to rear, French doors to rear providing access to the garden.

OUTSIDE
To the front there is 2 allocated spaces along with a laid to lawn garden with path to the front door whilst the rear is mainly laid to lawn with side gated access, patio, timber framed shed and bike storage.

AGENTS NOTE
Please note that there is a property management company with an annual service charge of £351.10

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



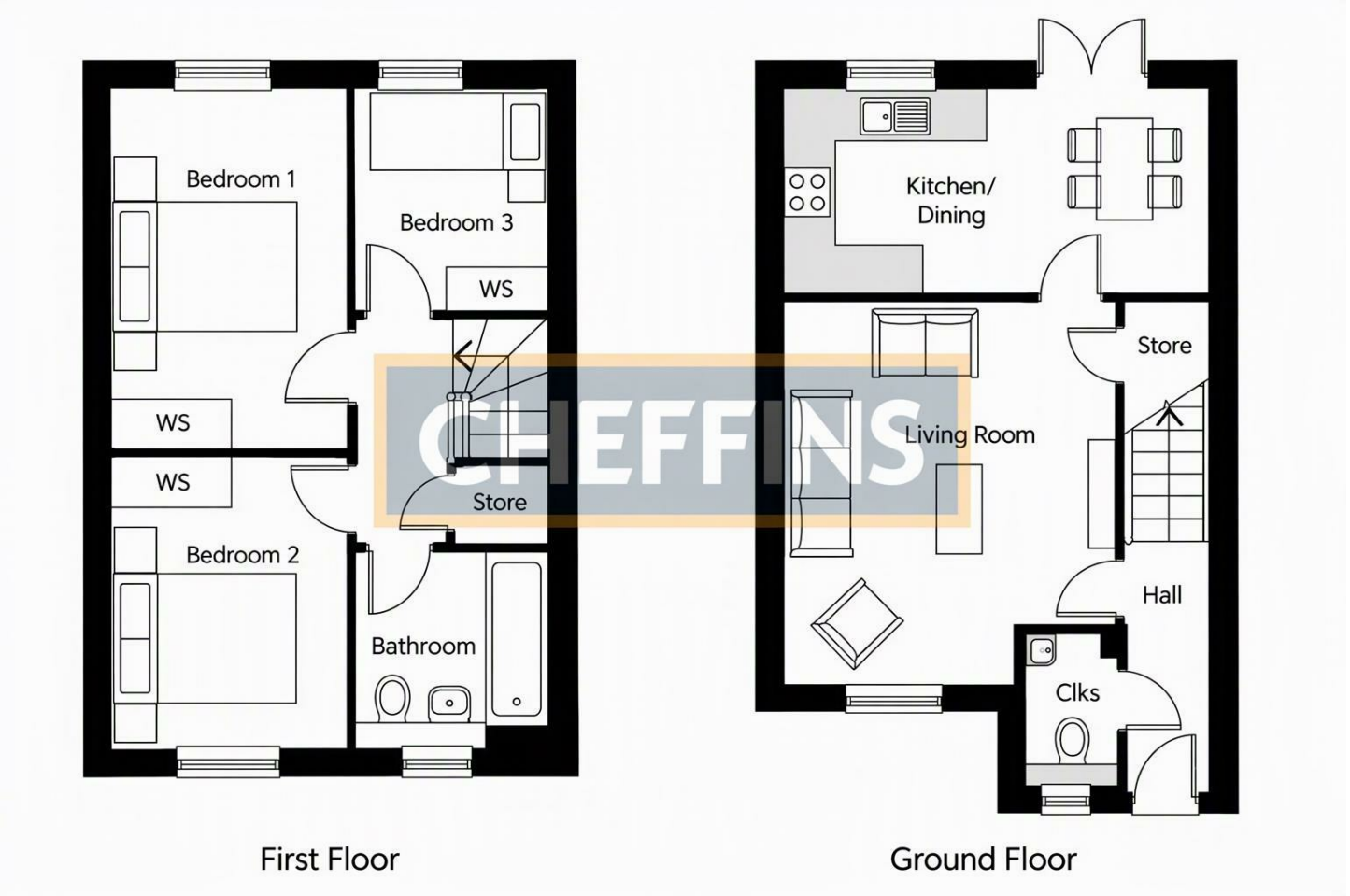


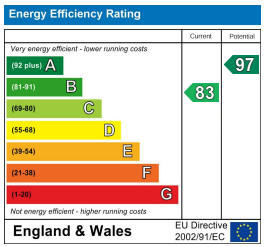












Guide Price £295,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs 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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.