



Ely Road, Witcham Toll, CB6 2AA

CHEFFINS

Ely Road

Witcham Toll,
CB6 2AA

- Detached House
- 3 Bedrooms
- Kitchen / Diner
- Conservatory
- Rear Garden
- Parking and Garage
- Freehold / Council Tax C / EPC D

Cheffins offer to the market this well presented, deceptively spacious, detached family home.

Accommodation comprises of Living Room, Kitchen, Dining Room, Conservatory, Cloak Room, 3 good sized Bedrooms and Family Bathroom completing the accommodation.

Situated on a generous plot with field views to the rear, driveway, parking and Garage.

3 1 1



Guide Price £300,000



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 HALLWAY

With door to front. tiled flooring, stairs rising to the first floor, radiator.

KITCHEN / DINING AREA

With double glazed windows to the front with window shutters, frosted double glazed windows to the side. Fitted with a range of wall and base units, cupboards and drawers with worksurfaces over, integrated oven and grill, 4 ring hot point hob, integrated stainless steel one and a quarter sink with mixer tap, space for washing machine, featured fireplace, tiled flooring and radiator. Door to the rear porch.

LOUNGE

With featured fireplace, radiator, tiled flooring and double glazed French doors leading through to the..

CONSERVATORY

With tiled flooring, utility section and French doors leading through to the Garden.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin. Condensing boiler and opaque double glazed window to the side.

FIRST FLOOR LANDING

With double glazed window to the rear.

BEDROOM 1

Opaque double glazed window with shutters to the front, radiator, wooden flooring and airing cupboard housing the hot water tank.

BEDROOM 2

With double glazed windows with shutters to the front and wooden flooring.

BEDROOM 3

With double glazed windows to the rear, wooden flooring, radiator.

FAMILY BATHROOM

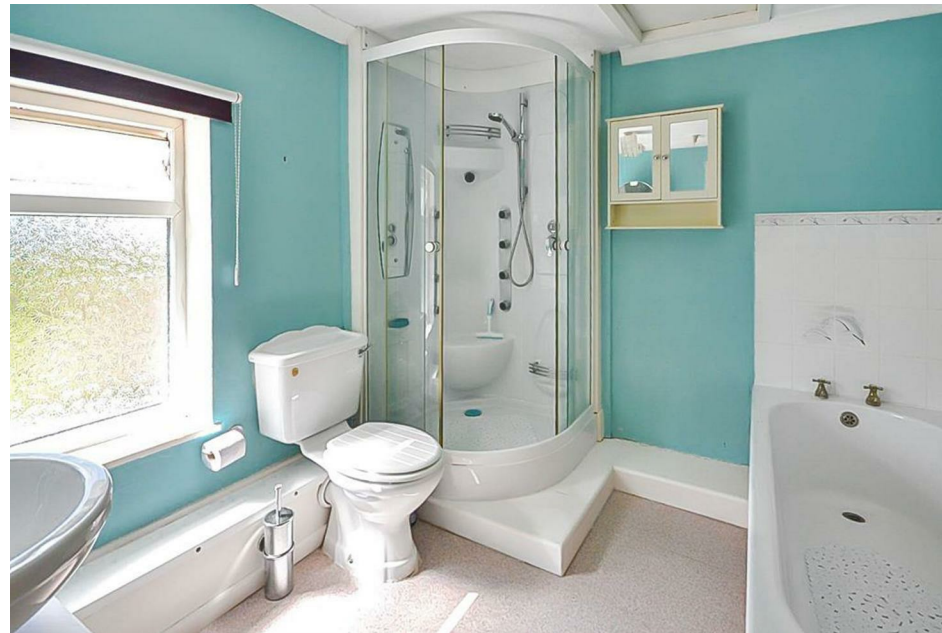
With shower cubicle with tiled splashback, panelled bath with splashback surrounding, low level WC, wash hand basin with separate taps, opaque double glazed window to the rear, vinyl flooring, heated towel rail and loft hatch.

OUTSIDE

The rear Garden is predominately laid to lawn with small paved area, with two timber framed sheds, brick out building, side gated access, enclosed with wooden fence panels and hedging,

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council







Total area: approx. 123.0 sq. metres (1323.9 sq. feet)

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.

