



Briars End, Witchford, CB6 2GB

**CHEFFINS**



# Briars End

Witchford,  
CB6 2GB

- Semi Detached Home
- Well Presented
- Living / Dining Room
- Kitchen & Conservatory
- 3 Bedrooms & Refitted Bathroom
- Gardens, Driveway & Garage
- Popular Village
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are delighted to offer to the market this well presented semi detached home located in the popular village of Witchford, just a short distance from the City of Ely.

The property offers an entrance hall, cloakroom, generous living/dining room to front and fitted kitchen to rear leading into a conservatory which in turn provides access into the rear garden. On the first floor there are 3 bedrooms and family bathroom.

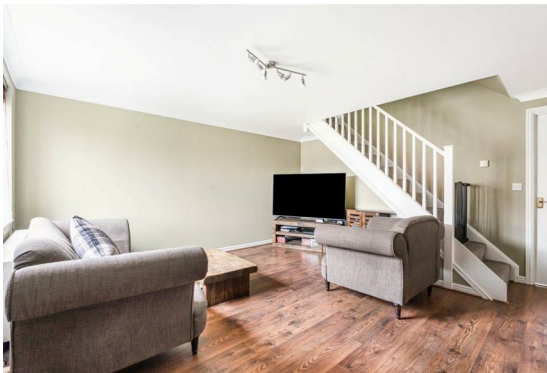
Outside the property there is a small lawned front garden and block paved driveway to side providing off road parking and leading to a single garage, whilst the rear offers a mainly laid to lawn garden with paved patio.

An early viewing is recommended to appreciate all the property has to offer.

3 1 1

**Guide Price £310,000**





## 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 entrance door to side, radiator, Door to:

## CLOAKROOM

Fitted with a 2-piece suite comprising low level WC and pedestal wash hand basin with tiled splashback, radiator, window to front aspect.

## LIVING / DINING ROOM

With stairs to first floor, window to front aspect. Door to:

## KITCHEN / DINING ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral in double oven, 4-ring electric hob with extractor hood over, ceramic sink unit and drainer with mixer taps, space and plumbing for dishwasher and washing machine, tiled splashbacks, space for upright fridge/freezer, window overlooking rear garden, double glazed sliding patio doors to:

## CONSERVATORY

Of brick and upvc construction with French doors to side leading into the rear garden, tiled flooring, radiator.

## FIRST FLOOR LANDING

With radiator.

## BEDROOM 1

With window to front aspect, built-in double wardrobe, radiator.

## BEDROOM 2

With built-in double wardrobe, airing cupboard housing the boiler, access to loft, radiator.

## BEDROOM 3

With window to front aspect, radiator.

## BATHROOM

Refitted in 2023 with a 3-piece suite comprising 'L' shaped bath with shower over and screen, vanity inset wash hand basin and low level WC with built-in flush, heated towel rail, window to rear aspect, fully tiled walls and floor, inset spotlights.

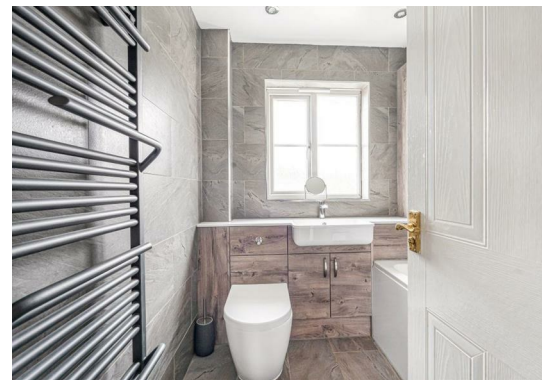
## OUTSIDE

To the front of the property there is mainly laid to lawn garden with hedge to front. A block paved driveway to the side provides off road parking for 2 cars and leads to a single garage with metal up and over door. power and light connected and personnel door into the rear garden.

The rear garden is enclosed and mainly laid to lawn with paved patio, outside tap and timber shed.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





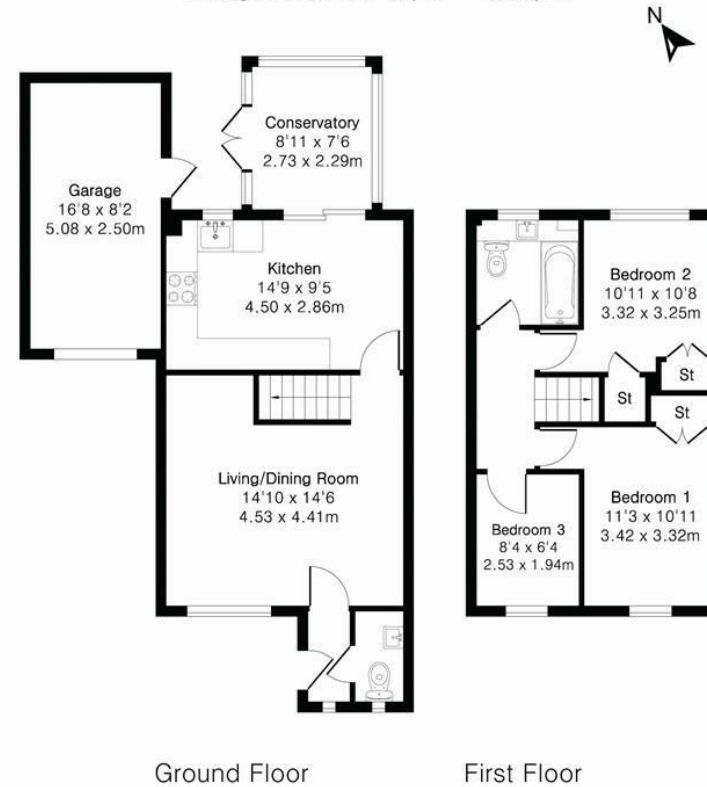


**Approximate Gross Internal Area 826 sq ft - 76 sq m  
(Excluding Garage)**

Ground Floor Area 467 sq ft – 43 sq m

First Floor Area 359 sq ft – 33 sq m

Garage Area 137 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £310,000

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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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