



Quinton Road, Witchford, CB6 2GE

CHEFFINS

Quinton Road

Witchford,
CB6 2GE

- Well Presented 3 Storey Townhouse
- 4 Good Sized Bedrooms
- Ensuite To Bedroom 1
- Remainder of NHBC Warranty Available
- Offroad Parking
- Single Garage
- Separate Utility Room
- Freehold / Council Tax Band C / EPC Rating B

Cheffins offer to the market this modern, well presented end of terrace townhouse located on a new development in the popular village of Witchford; just three and a half miles from the City of Ely!

The property offers flexible accommodation over three floors; consisting with an entrance hall, lounge with a bay window to the front, kitchen with a range of integrated appliances and bifold doors providing access to the rear garden, separate utility room, ground floor cloakroom, 4 good sized bedrooms over two floors with the master benefiting with an ensuite and shower room; and a family bathroom completing the internal accommodation. Outside the property, there is a small front garden with pathing to the front door with off-road parking for 2 cars to the side, leading up to a single garage, whilst the rear offers a mainly laid to lawn enclosed garden with paved patio and gated access.

To fully appreciate all what's on offer, an early viewing is highly recommended.

4 2 1



Offers In Excess Of £400,000



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 door to front, stairs leading to first floor, radiator.

LIVING ROOM

With bay window to front, radiator.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, one and a half bowl stainless steel sink with mixer tap over, integrated fridge/freezer, bifold doors to rear providing access to the garden.

UTILITY ROOM

With plumbing for washing machine, radiator.

CLOAKROOM

Fitted with two piece suite comprising low level w/c and pedestal hand wash basin, radiator

FIRST FLOOR LANDNIG

With storage cupboard and stairs to second floor, door leading to staircase to second floor with bedroom 1 and ensuite

BEDROOM 2

With window to rear, radiator.

BEDROOM 3 / SITTING ROOM

With window to front, radiator.

BEDROOM 4

With window to rear, radiator.

FAMILY BATHROOM

Fitted with three piece suite comprising with low level w/c, floating wash hand basin, panelled bath with shower over and shower screen, heated towel rail, extractor fan and window to side.

BEDROOM 1

With window to front, skylight to rear, 2 double wardrobes, walk-in wardrobe, loft access, door to ensuite.

ENSUITE

Fitted with 3 piece suite comprising with low level w/c, pedestal wash hand basin and shower cubicle with heated towel rail.

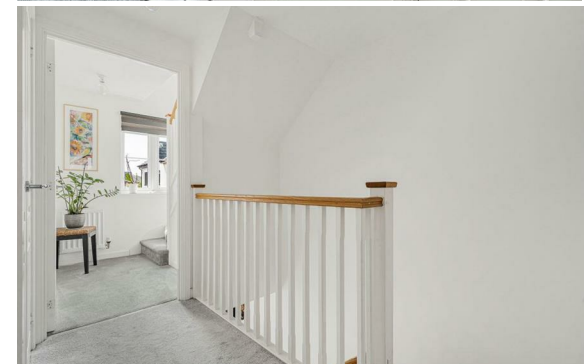
OUTSIDE

To the front consists of off-road parking for 2 cars leading up to a single garage with an up and over door with power and lights connected.

The rear consists of mainly laid to lawn enclosed garden with paved patio and gated side access.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £400,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



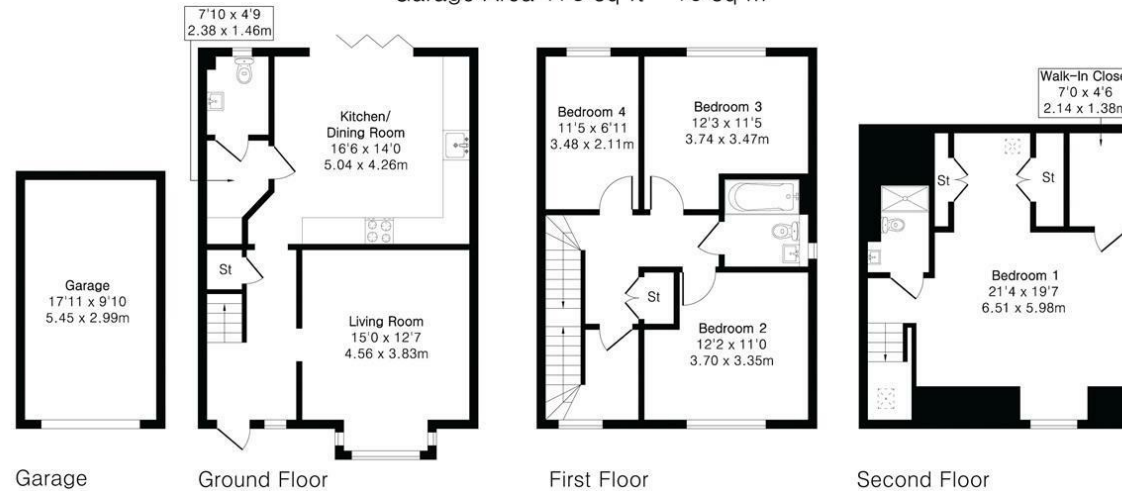
**Approximate Gross Internal Area 1491 sq ft - 139 sq m
(Excluding Garage)**

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 529 sq ft – 49 sq m

Second Floor Area 418 sq ft – 39 sq m

Garage Area 175 sq ft – 16 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.

CHEFFINS

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.



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