



Briars End, Witchford, CB6 2GB

**CHEFFINS**



## Briars End

Witchford,  
CB6 2GB

- End of Terrace House
- Lounge/Dining Room & Conservatory
- 3 Bedrooms
- Generous Rear Garden
- Off Road Parking & Single Garage
- Popular Village
- Freehold / Council Tax Band C / EPC Rating C

Cheffins are pleased to offer this well presented end of terrace home located in the popular village of Witchford just a short distance from the City of Ely.

Accommodation comprises entrance hall, cloakroom, fitted kitchen, generous lounge/dining room, conservatory providing access into the garden, 3 good size bedrooms and a family bathroom.

Outside the property there is a small front garden and rear garden which is mainly laid to lawn, together with a single garage and off road parking for 2 cars.

To fully appreciate the quality of this lovely home, an early viewing is recommended.



**Guide Price £300,000**





## 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 side, stairs leading to the first floor, radiator.

## CLOAKROOM

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

## LOUNGE / DINING ROOM

With patio doors to rear leading into the conservatory, window to rear, radiator.

## CONSERVATORY

With doors to the side leading out to the rear garden.

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, double oven, 5-ring gas hob with extractor hood over, plumbing for washing machine, 1 1/2 bowl sink with mixer tap, space for fridge/freezer, window to front.

## FIRST FLOOR LANDING

With access to loft, doors to bedrooms and bathroom.

## BEDROOM 1

With 2 windows to rear, wardrobe, radiator.

## BEDROOM 2

With window to front, radiator.

## BEDROOM 3

With window to front, airing cupboard housing the boiler, radiator

## BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and a panelled bath with shower over, heated towel rail, extractor fan.

## OUTSIDE

To the front there is a small garden with shrubs and plants. To the rear there is a mainly laid to lawn garden with gravelled seating area, gated access to the side and mature shrubs and plants to borders.

There is also a single garage to the rear of the property having an up and over door, power and light connected and off road parking for 2 cars to front.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: #28a745; border-radius: 50%; margin-right: 5px;"></div> <div style="text-align: center;">85</div> </div>
(81-91) <b>B</b>		
(69-80) <b>C</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 <small>EU Directive 2002/91/EC</small>		

Guide Price £300,000

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.

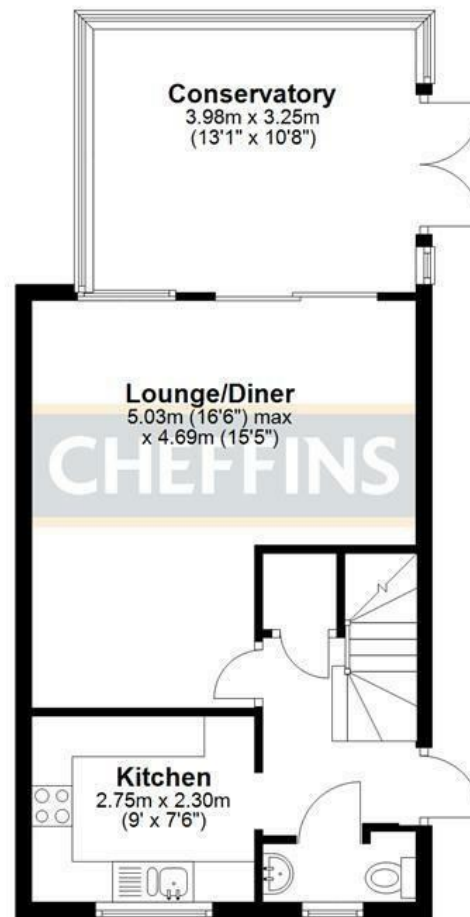
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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

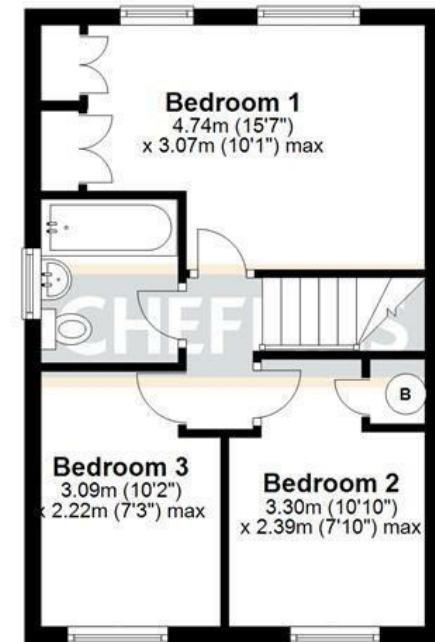
### Ground Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 sq. feet)



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