



Main Street, Witchford, CB6 2HP

CHEFFINS

Main Street

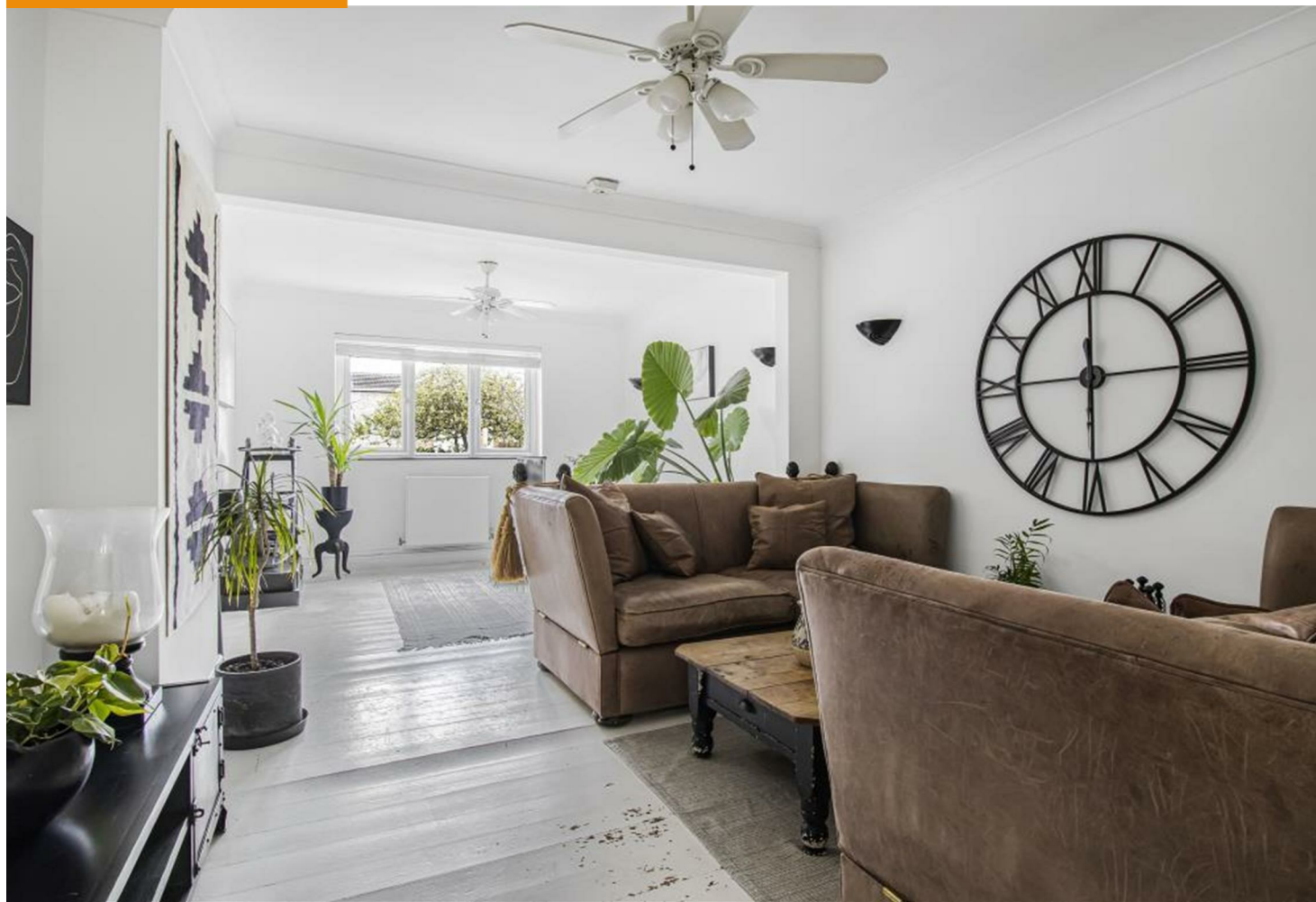
Witchford,
CB6 2HP

- Extended Semi Detached
- Spacious Accommodation
- Open Plan Kitchen/Breakfast Room
- 3 Double Bedrooms (Ensuite to Bedroom 1)
- Attractive South Facing Rear Garden
- FREEHOLD / COUNCIL TAX BAND C / EPC RATING C

A well presented extended semi detached property situated within this well served popular village. The property benefits from generous accommodation including entrance hallway, living/dining room, open plan kitchen/breakfast room, conservatory, ground floor bathroom and 3 double bedrooms (ensuite to bedroom 1), together with a spacious driveway, single garage/outbuilding and attractive south facing rear garden.

3 2 1

Guide Price £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 aspect, stairs to first floor with under stairs storage cupboard, exposed wooden floor boards, radiator.

LIVING / DINING ROOM

With window to front and two radiators.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, central island with extended breakfast bar, fitted electric oven and gas hob with stainless steel extractor hood over, plumbing for washing machine, space for fridge/freezer, single sink unit and drainer, wall mounted gas fired boiler, door and window to side. French doors opening to..

CONSERVATORY

Of UPVC construction with cupboards housing utilities, French doors opening to rear garden.

BATHROOM

Fitted with a three piece suite comprising of low level WC, vanity inset wash basin and panelled bath with shower above. tiled splash back and window to side aspect.

FIRST FLOOR LANDING

With window to side aspect.

BEDROOM 1

With inner hallway leading to the main bedroom area, window to rear aspect, radiator.

ENSUITE

With three piece suite comprising tiled shower cubicle, low level WC, vanity inset wash basin, tiled floor, part tiled walls.

BEDROOM 2

With two windows to front, radiator.

BEDROOM 3

With window to front aspect, access to loft, radiator.

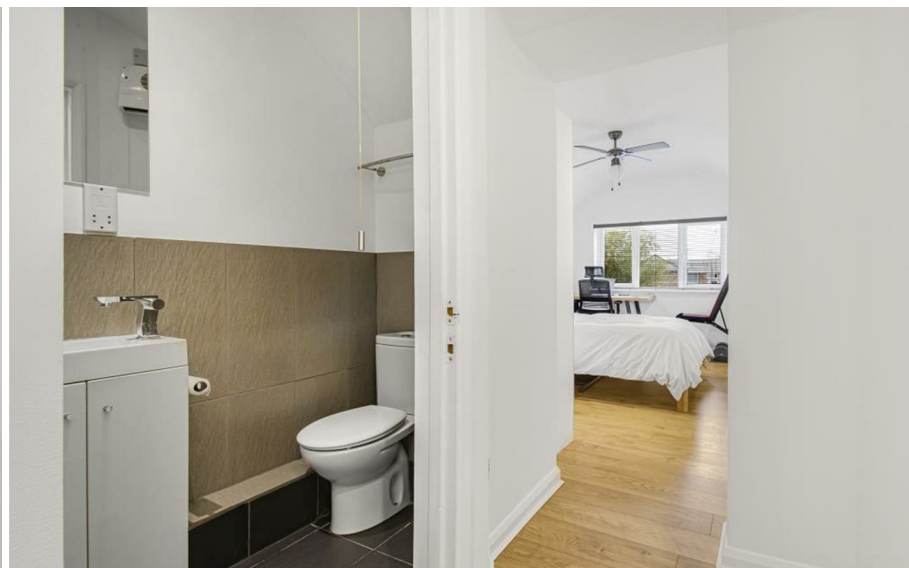
OUTSIDE

To the front of the property there is an open plan spacious driveway providing ample off road vehicular parking. To the rear of the property you will find a superb south facing garden which is predominantly laid to lawn with well stocked borders containing a variety of mature plants and shrubs. There is also an allotment area to the rear and a single garage/outbuilding with light and power connected.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	



Guide Price £400,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambs District Council



**Approximate Gross Internal Area 1293 sq ft - 120 sq m
(Excluding Outbuilding)**

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 509 sq ft – 47 sq m

Outbuilding Area 96 sq ft – 9 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.

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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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