



Main Street, Witchford CB6 2HQ

welcome to

Main Street, Witchford

A well presented semi-detached house located within the popular Cambridgeshire village of Witchford offering three bedrooms, study/bedroom four and ample off road parking - offered to the market with a complete upward chain.

Entrance Hall

With stairs leading to first floor, opening to kitchen/dining room and door to:

Living Room

With feature fireplace with storage alcoves to each side and window to front aspect.

Kitchen/Dining Room

With a fitted range of base units and drawers with work surfaces over to three sides, inset butler style sink with mixer tap over, space for range style oven with chimney style extractor over, space for fridge/freezer, radiator, window and door to conservatory and door to:

Study/Bedroom Four

With window to rear aspect and door to:

Cloakroom/W.C.

With low level w.c. and wash hand basin.

Conservatory

With windows to two sides and door to garden.





First Floor Landing

With storage cupboard and doors to:

Bedroom One

With wardrobe alcove and window to rear aspect.

Bedroom Two

With built in wardrobe and window to front aspect.

Bedroom Three

With window to side aspect.

Outside

To the front of the property there is a mainly lawned garden with driveway leading to garage. The rear garden is predominantly laid to lawn with shrub and plant borders and fully enclosed by fencing.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/ELY110395



welcome to

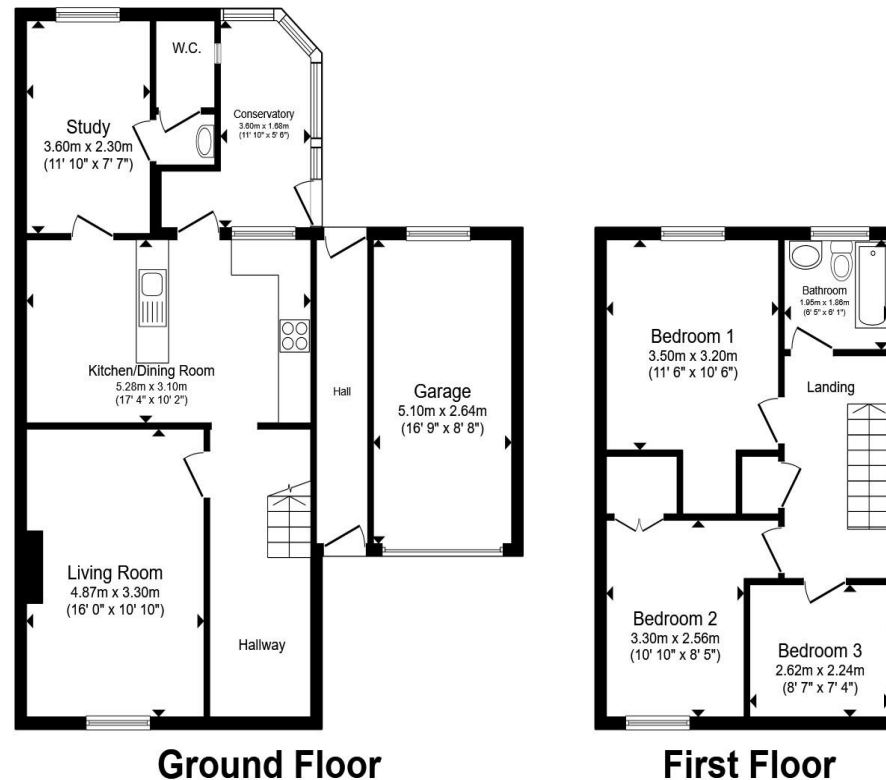
Main Street, Witchford

- Complete Upward Chain
- Semi-Detached House
- Three Bedrooms
- Bedroom Four/Study
- Modern Kitchen/Dining Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£315,000



Total floor area 123.7 m² (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/ELY110395



Property Ref:
ELY110395 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk