



Main Street, Witchford, CB6 2HG

CHEFFINS

Main Street

Witchford,
CB6 2HG

- Cheffins are acting as advertising and viewing agents only.
- Available: 13/01/2025
- Minimum 6 month term
- Recently refurbished Farmhouse

Recently refurbished detached farmhouse in a popular village location. Accommodation comprises kitchen/dining room, utility room, boot room, two reception rooms, cloakroom, five bedrooms (en-suite to master), shower room and bathroom. Gas central heating, double glazing, garden, garages and driveway parking. Pet considered. Available: 13/01/2025. Minimum 6 month term. Deposit: £2,538. Holding fee: £507. Council tax band: F. EPC: C. Cheffins are acting as advertising and viewing agents only.

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£2,200 PCM





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 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 replacement double glazed window, stairs to first floor and access to the cellar.

KITCHEN/DINING ROOM 4.69 x 2.0

with replacement double glazed windows, vinyl flooring, double oven, ceramic hob, extractor and integrated dishwasher.

UTILITY ROOM 3.37 x 2.99

with replacement double glazed window, vinyl flooring, stainless steel sink and draining board and plumbing for washing machine.

RECEPTION 4.51 x 4.29

with replacement double glazed window.

RECEPTION 2.0 x 4.29

with replacement double glazed window.

STUDY/STORE ROOM 3.76m x 1.53

with replacement double glazed window and vinyl flooring.

BOOT ROOM 4.69 x 4.45

with replacement double glazed windows and vinyl flooring.

CLOAKROOM 1.61 x 1.53

with replacement double glazed window and vinyl flooring.

BEDROOM 4.69 x 4.04

with replacement double glazed window and storage cupboard.

EN-SUITE 2.41 x 1.06

with vinyl flooring, wc, wash basin and shower cubicle.

BEDROOM 4.96 x 4.44

with replacement double glazed window and cupboard housing the hot water cylinder.

BEDROOM 2.00 x 4.44

with replacement double glazed window.

BEDROOM 3.29 x 2.92

with replacement double glazed window.

BEDROOM 2.59 x 2.74

with replacement double glazed window.

BATHROOM 3.25 x 1.61

with replacement double glazed window, vinyl flooring and white three piece suite.

SHOWER ROOM 3.41 x 1.61

with replacement double glazed window, vinyl flooring, wc, wash basin and shower cubicle.

OUTSIDE

Brick outhouse, garden (the tenants will be responsible for care, maintenance and upkeep of the garden), garages and driveway.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales	EU Directive 2002/91/EC	

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | 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.

