



The Brook, Sutton, CB6 2PU

CHEFFINS

The Brook

Sutton,
CB6 2PU

A terraced home situated at the front of a popular development and comprising entrance hall, kitchen, dining/living room, cloakroom, 2 double bedrooms, bathroom, enclosed rear garden, garage and parking. The photographs were taken in 2024, prior to the start of tenancy. Available: 26/02/2026. Deposit: £1,096. Holding fee: £219. Council tax band: B. EPC: C

LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.

 2  1  1

£950 PCM



**ENTRANCE HALL****KITCHEN**

with electric Bosch oven, gas hob, extractor hood, cupboard housing gas fired central heating boiler, plumbing for washing machine.

DINING/LIVING ROOM

with under stairs storage cupboard and French doors to rear garden.

CLOAKROOM

with built-in WC and hand wash basin.

FIRST FLOOR LANDING

with cupboard with shelving and electric bar heater.

BEDROOM

with built-in double wardrobe.

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with built-in double wardrobe.

BATHROOM

with built-in WC, wash basin and bath with shower from the taps.

OUTSIDE

Enclosed rear garden with gated pedestrian to parking area and garage.

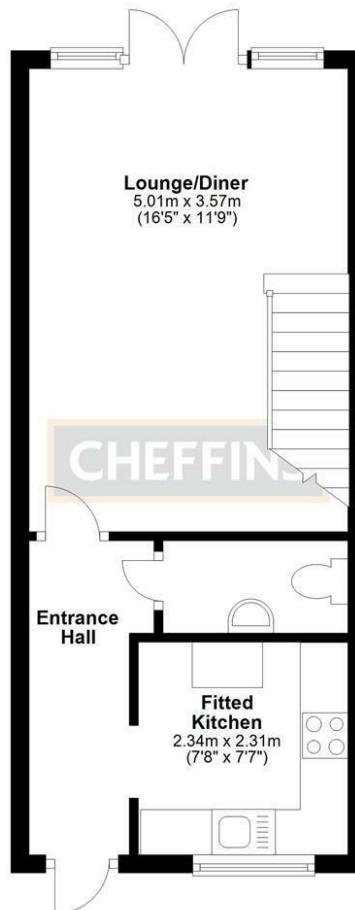
LETTING AGENTS NOTES

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

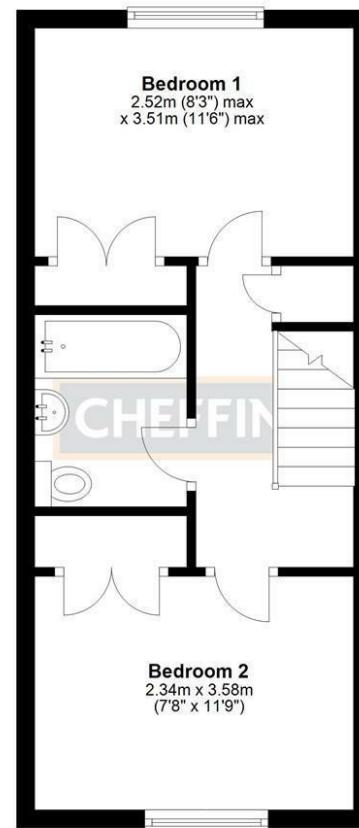


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Approx. 30.4 sq. metres (326.9 sq. feet)



First Floor
Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 sq. feet)



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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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