



Church Lane, Sutton, CB6 2RQ

**CHEFFINS**



## Church Lane

Sutton,  
CB6 2RQ

- Short Term Let
- Pet considered
- Council Tax Band: F
- EPC: D

**\*\*This property is only available for a 6 month fixed term\*\*** Detached centrally located house. Accommodation comprises entrance hall, kitchen, utility room, 4 reception rooms, cloakroom, four bedrooms, family bathroom, large enclosed gardens, driveway parking and single garage. Pet considered. Available: 10/04/2024. Deposit: £1,384. Holding deposit: £276. Council tax band: F. EPC: D

4 1 3

**£1,200 PCM**





## 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



## ENTRANCE PORCH

with tiled flooring.

## ENTRANCE HALL

with under stair storage cupboard.

## KITCHEN

with vinyl flooring, pantry, space for cooker, plumbing for dishwasher, and space for fridge/freezer.

## UTILITY ROOM

with vinyl flooring, doors to front & rear garden, plumbing for washing machine.

## STUDY/STORAGE

with vinyl flooring.

## CLOAKROOM

with vinyl flooring.

## RECEPTION

## RECEPTION

with decorative fireplace.

## RECEPTION

## INNER HALL

with vinyl flooring.

## CLOAKROOM

with vinyl flooring.

## RECEPTION

with built in shelving and French doors to the rear garden.

## LANDING

with built in cupboard and cupboard housing water cylinder.

## BEDROOM

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with built in cupboard.

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with built in cupboard.

## BATHROOM

with vinyl flooring, shower cubicle and bath.

## OUTSIDE

front garden, enclosed rear garden with patio area, single garage with extensive driveway.

## LETTING AGENTS NOTES

Deposit - £1,384

Holding deposit - £276

EPC - D

Council tax - F

Square footage - 2,228

Property type - detached house

Property construction - traditionally built of brick elevations under a tiled roof

Parking - garage and driveway

Electric supply - mains

Gas supply - mains

Water Supply - mains

Sewerage - mains

Heating source - mains gas boiler with radiators

Broadband connected - yes

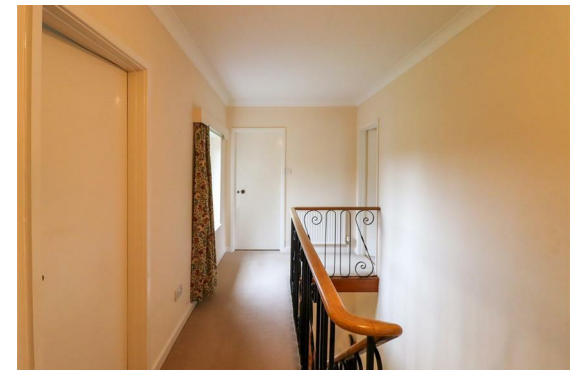
Broadband type - unknown, speeds available: standard, superfast & ultrafast according to Ofcom

Mobile signal/coverage - voice and data: good

Flood risk - surface water: very low risk, rivers & sea: very low risk, reservoirs: unlikely, groundwater: unlikely

Building safety - the property has an asbestos cold water storage tank in the loft

Accessibility - there is ground floor wheelchair access with wider doors and a disabled toilet







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
	66	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.

