



High Street, Sutton, CB6 2RB

CHEFFINS

High Street

Sutton,
CB6 2RB

- Available: 10/06/2025
- Refurbished semi-detached house
- Pet considered
- Enclosed rear garden

****Fully booked for viewings**** Refurbished three bedroom semi-detached house. Accommodation comprises kitchen/dining room, living room, study, utility/cloakroom, three bedrooms (en-suite to master), bathroom and enclosed rear garden. Pet considered. Available: 15/08/2025. Deposit: £1,442. Holding deposit: £288. Minimum 6 month term. Council tax band: D. EPC: D

3 1 2

£1,250 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.

KITCHEN/DINING ROOM

with extractor, hob, integrated oven, dishwasher and fridge/freezer.

LIVING ROOM

with built in electric fire.

STUDY

with French doors to the patio and rear garden.

UTILITY/CLOAKROOM

with sink, wc, plumbing for washing machine and space for tumble dryer.

LANDING

with cupboard housing the boiler.

BEDROOM

EN-SUITE

BEDROOM

BEDROOM

BATHROOM

with white three piece suite and shower over the bath.

OUTSIDE

enclosed rear garden with two patio areas. Brick built store with mains power. Lawn mower and strimmer provided. No off road parking.

LETTING AGENTS NOTES

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

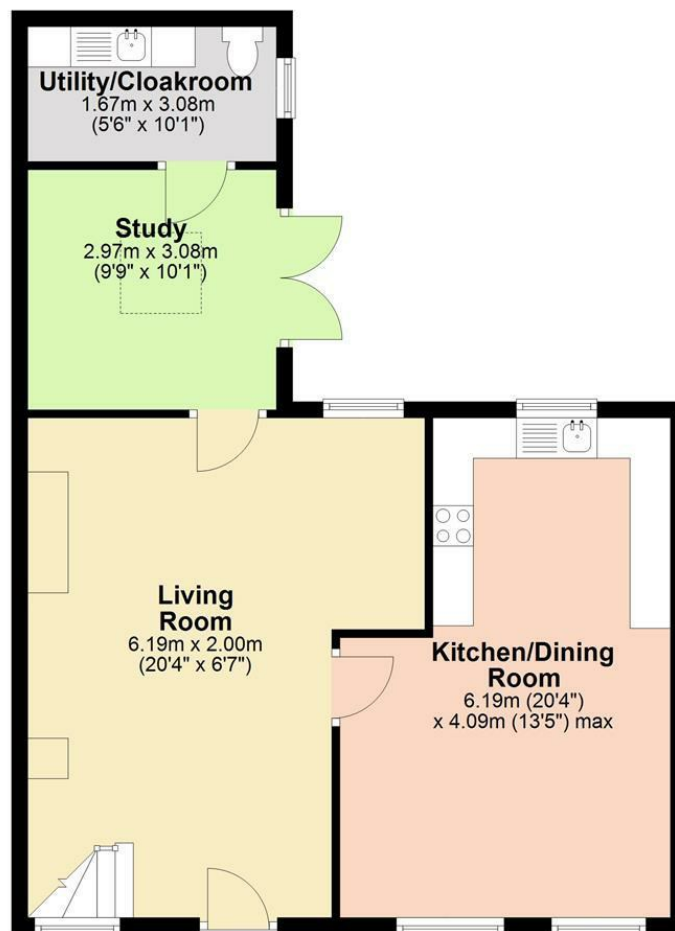






Ground Floor

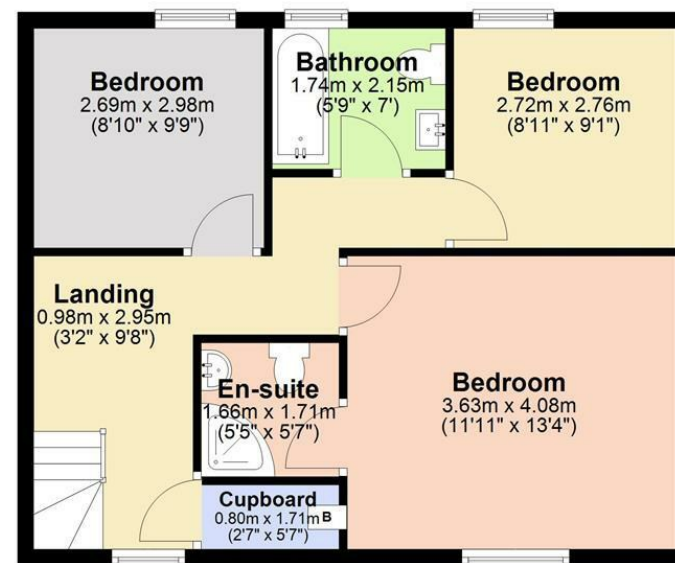
Approx. 64.1 sq. metres (690.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		82
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 114.0 sq. metres (1227.2 sq. feet)

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.



CHEFFINS