



Priors Court, Sutton, CB6 2PY

CHEFFINS

Priors Court

Sutton,
CB6 2PY

- Semi Detached Bungalow
- Generous Lounge / Dining Room
- 2/3 Bedrooms
- Potential for Improvement
- Gardens to Front & Rear
- Off Road Parking & Single Garage
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating E

Cheffins offer to the market this deceptively spacious semi detached bungalow situated in a cul de sac location within the popular village of Sutton, having a cut-through to the High Street enabling closer access to the Doctors surgery and central village amenities.

The bungalow is situated on a generous plot and offers 2/3 bedrooms, a bathroom, extended lounge/dining room with access to the rear garden, kitchen and a lean-to at the rear.

Outside the property features off road parking for 2/3 cars and a single garage, whilst the rear offers a mainly laid to lawn garden with gated access.

The property further benefits from being offered for sale with no upward chain and is available to view by appointment.

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Offers In Excess Of £225,000





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 including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL

With door to front, airing cupboard housing hot water tank, additional storage cupboard, access to loft, storage heater.

BEDROOM 1

With window to front.

BEDROOM 2

With window to front, storage heater.

BATHROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, window to front. electric heated towel rail.

LOUNGE / DINING ROOM

With 2 storage heaters, electric fireplace, window to rear, door to side providing access into the garden.

KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, window to rear, door to rear leading to a lean-to, plumbing for dishwasher, space for single oven

with extractor hood over, space for fridge/freezer, door through to:

BREAKFAST ROOM / BEDROOM 3

With window to rear.

LEAN-TO

With doors to rear leading to the garden and plumbing for washing machine.

OUTSIDE

To the front there is a mainly laid to lawn garden, together with a driveway to the side providing off road parking for 2/3 cars and leading up to a single garage. The garage has an up and over door and has power and light connected.

To the rear the garden is mainly laid to lawn with paved patio and gated access to the side and not overlooked by neighbouring properties.

VIEWING ARRANGEMENTS

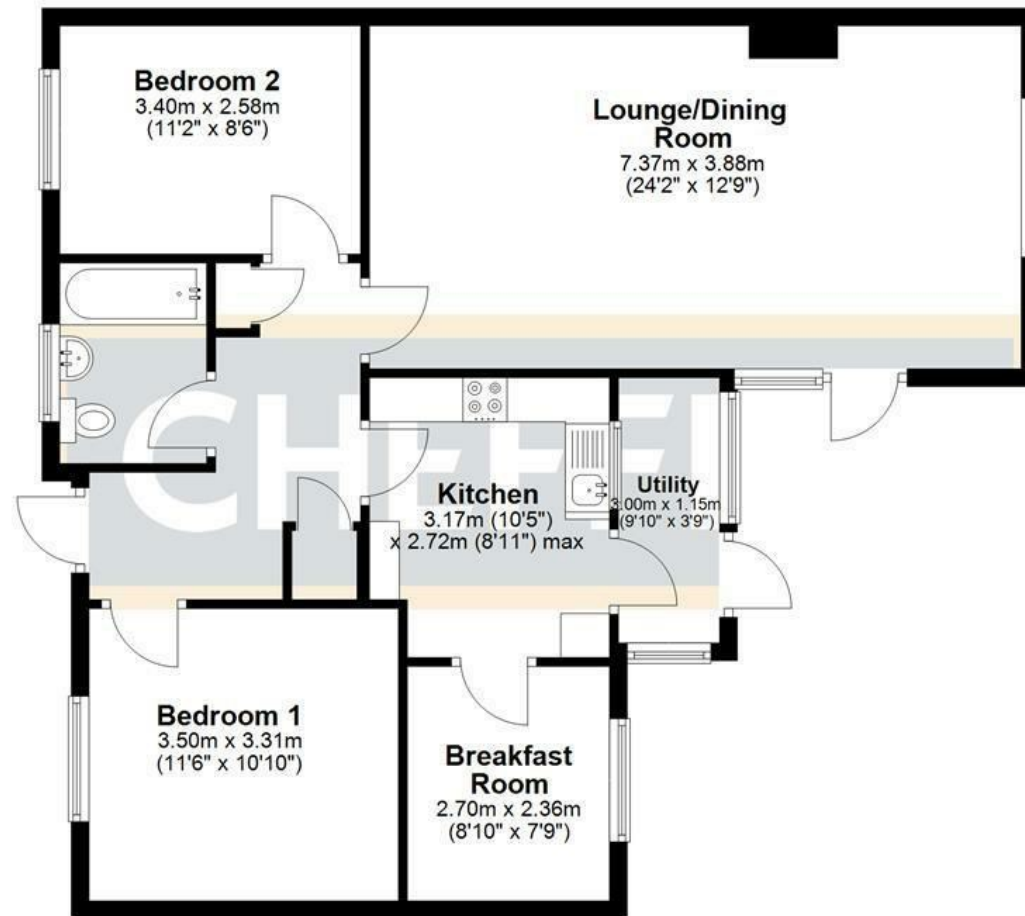
Strictly by appointment with the Agents.



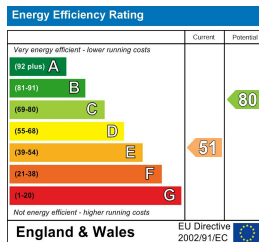


Ground Floor

Approx. 82.1 sq. metres (884.2 sq. feet)



Total area: approx. 82.1 sq. metres (884.2 sq. feet)



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Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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