



The Row, Sutton, CB6 2PB

CHEFFINS

The Row

Sutton,
CB6 2PB

- NO FORWARD CHAIN!
- Generous home measuring almost 1000 square feet!
- 2 Double Bedrooms
- Large Lounge / Diner
- Enclosed Rear Garden
- Separate Utility Room
- Off Road Parking For 2 Cars
- Freehold / Council Tax B / EPC C

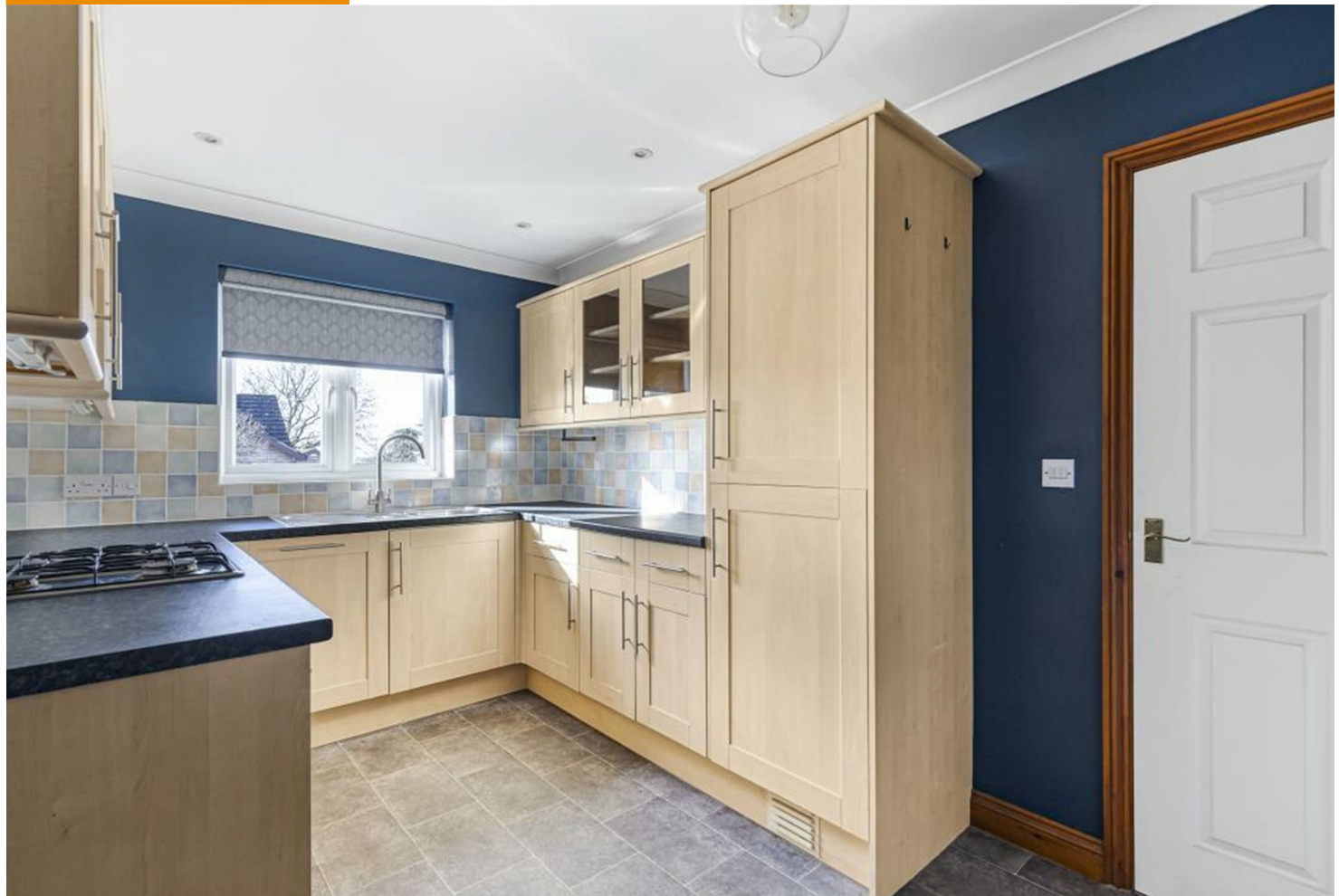
Don't be fooled by smaller homes, this deceptively spacious 2 bedroom semi detached home, measuring almost 1000 sq ft located in the popular village of Sutton is offered for sale with NO FORWARD CHAIN!

This lovely home offers the opportunity to create the perfect space and comprises of entrance hall, kitchen / diner, ground floor cloak room, generous lounge providing access to the rear garden, 2 double bedrooms and a four piece bathroom.

Outside the property there is an external utility room, off road parking to the front for 2 vehicles. The rear offers a mainly laid to lawn garden with paved patio and gated access.

2 1 1

Guide Price £240,000





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 with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL

Door to front and radiator.

KITCHEN

Window to the front, fitted with a range of base and wall units, cupboards and drawers with worksurfaces over, integral single oven, 4 ring gas hob with an integral extractor hood over, one and a half bowl stainless steel sink with mixer tap over, integral fridge/freezer, integral dishwasher and radiator.

LOUNGE

With stairs leading to the first floor, doors to rear and radiator.

CLOAKROOM

Fitted with a two piece suite comprising low level WC, vanity wash hand basin, radiator, window to side and extractor fan.

FIRST FLOOR LANDING

With window to the side, access to the loft and storage cupboard.

BEDROOM 1

With two windows to the front, built in double wardrobe and two radiators.

BEDROOM 2

Window to the rear, built in double wardrobe and radiator.

BATHROOM

Fitted with a four piece suite comprising of low level WC, pedestal wash hand basin, panelled bath and shower cubicle, radiator, window to the rear, extractor fan and spotlights.

OUTSIDE

To the front of the property there is a driveway providing off road parking for 2 cars.

The north facing rear garden has been mainly laid to lawn, paved patio, outside tap and gated access to the side.

Utility Room (access only from the garden) with plumbing for washing machine and wall mounted boiler.

VIEWING ARRANGEMENTS

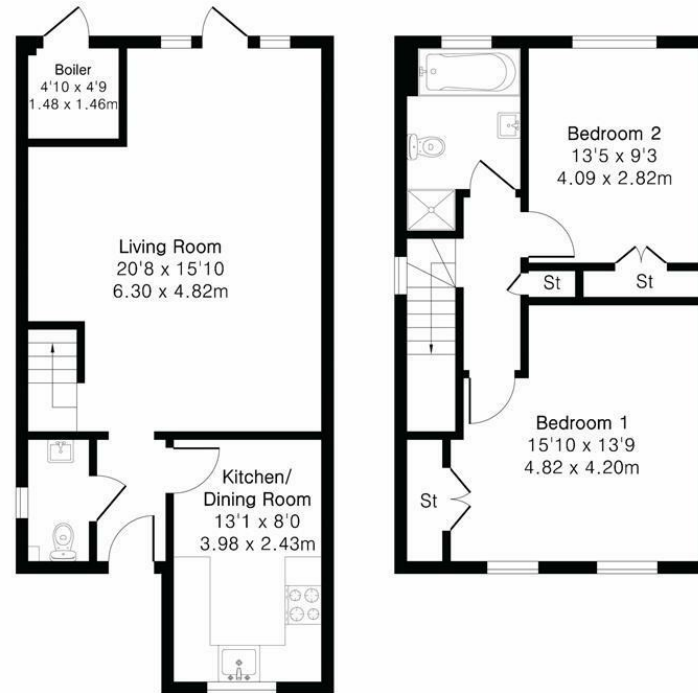
Strictly by appointment with the Agents.



Approximate Gross Internal Area 926 sq ft - 86 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor

First Floor

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		
England & Wales	73	78
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Guide Price £240,000

Tenure – Freehold

Council Tax Band – B

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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | 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.

