



Windmill Walk, Sutton, CB6 2NH

CHEFFINS

Windmill Walk

Sutton,
CB6 2NH

- Established Terraced Home
- No Upward Chain
- 3 Bedrooms
- Spacious Lounge & Kitchen/Dining Room
- Conservatory/Utility Area
- Gardens, Garage & 2 Parking Spaces
- Freehold / Council Tax Band A / EPC Rating E

Ideally suited for first time buyers, this established terraced home comprises entrance hall, spacious lounge opening into kitchen/dining room, conservatory/utility area, 3 bedrooms and bathroom, together with gardens, garage and 2 parking spaces. No upward chain.

3 1 1

Guide Price £235,000





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 aspect, stairs to first floor, electric heater.

LOUNGE

With double glazed window to front aspect, under stairs storage cupboard, television point.

KITCHEN / DINING ROOM

With electric heater, fitted with a range of matching wall and base level storage units, work surfaces and drawers, electric oven, hob and extractor hood, sink unit and drainer, plumbing for dishwasher, double glazed window and door to:

CONSERVATORY

With door to garden, plumbing for washing machine, space for tumble drier and worktop.

FIRST FLOOR LANDING

With access to loft, cupboard housing the hot water cylinder.

BATHROOM

With double glazed window to rear aspect, suite comprising vanity unit with wash basin, low level WC, bath with shower above, towel rail.

BEDROOM 1

With double glazed window to front aspect, electric heater.

BEDROOM 2

With double glazed window to rear aspect, 2 pairs of built-in double wardrobes.

BEDROOM 3

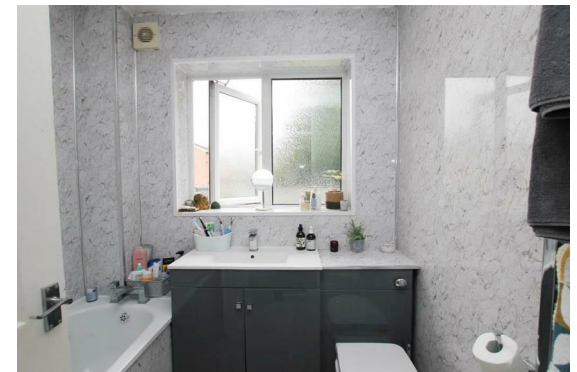
With double glazed window to front aspect, built-in cupboard.

OUTSIDE

To the front of the property there is an open plan lawned garden. To the rear there is an enclosed garden which consists of a lawn and gravelled seating area. Gated pedestrian access leads to the rear where there is a garage with metal up and over door, together with 2 allocated parking spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







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	
49	
England & Wales	EU Directive 2002/91/EC

Guide Price £235,000

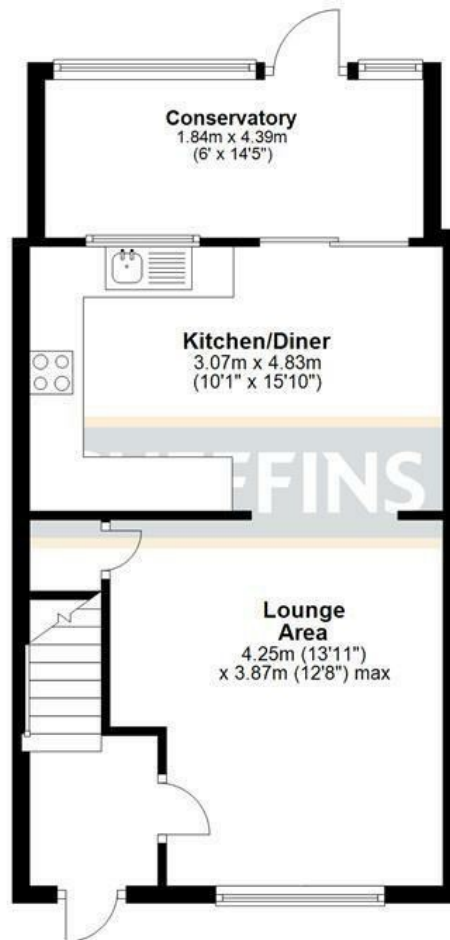
Tenure - Freehold

Council Tax Band - A

Local Authority - East Cambs District Council

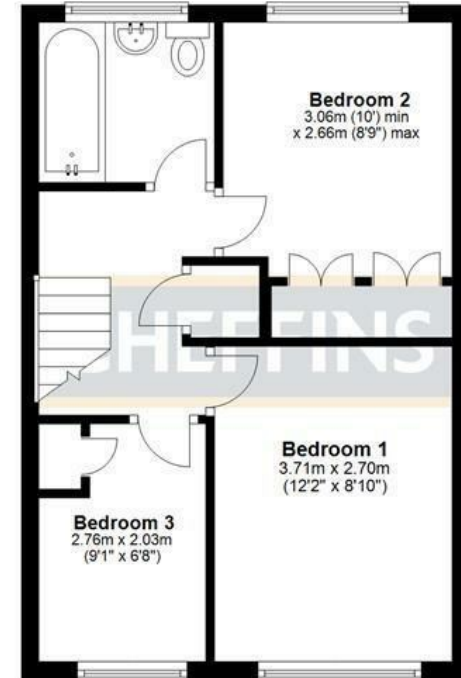
Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 80.0 sq. metres (860.6 sq. feet)

[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.