



Stirling Way, Sutton, CB6 2QY

CHEFFINS

Stirling Way

Sutton,
CB6 2QY

- Corner Terraced Home
- 3 Bedrooms (1 Ensuite)
- Refitted Bathroom
- Kitchen & Separate Dining Room
- Spacious Lounge
- Gardens Parking & Garage
- Overlooking Green & Play Park
- Close to Primary School
- Freehold / Council Tax Band C / EPC Rating C

A spacious corner terraced property overlooking a green and children's play park with the primary school nearby. Accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen, 3 bedrooms (master with ensuite) and refitted bathroom, together with rear garden, garage and parking. Viewing recommended.

3 2 1

Guide Price £280,000





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 with deep under stairs storage cupboard, radiator.

CLOAKROOM

With wash basin, low level WC, double glazed window to front aspect, radiator.

LOUNGE

With double glazed window to front aspect and French doors to rear garden, television point, radiator.

DINING ROOM

With double glazed window to front aspect overlooking the green, radiator.

KITCHEN

With double glazed window and door to rear garden, ceramic sink unit and drainer, matching wall and base level storage units, work surfaces and drawers, plumbing for washing machine and dishwasher, built-in electric double oven, gas hob and extractor hood, fridge and freezer, radiator.

FIRST FLOOR LANDING

With airing cupboard housing hot water cylinder and further cupboard with the gas fired boiler.

BEDROOM 1

With double glazed window to front aspect overlooking the green, built-in wardrobes, radiator.

ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to front aspect overlooking the green, access to loft which is part boarded, radiator.

BEDROOM 3

With double glazed window to rear aspect, radiator.

BATHROOM

Refitted with suite comprising 2-drawer wall-hung vanity unit, panelled bath with shower above, low level WC, double glazed window to rear aspect, heated towel rail.

OUTSIDE

To the front there is a garden consisting of an area of lawn and shingle. The rear garden is enclosed and mainly laid to lawn, together with a paved patio. Gated pedestrian access at the rear leads to a shared parking area where there is a garage situated within a block with a dedicated parking space in front.

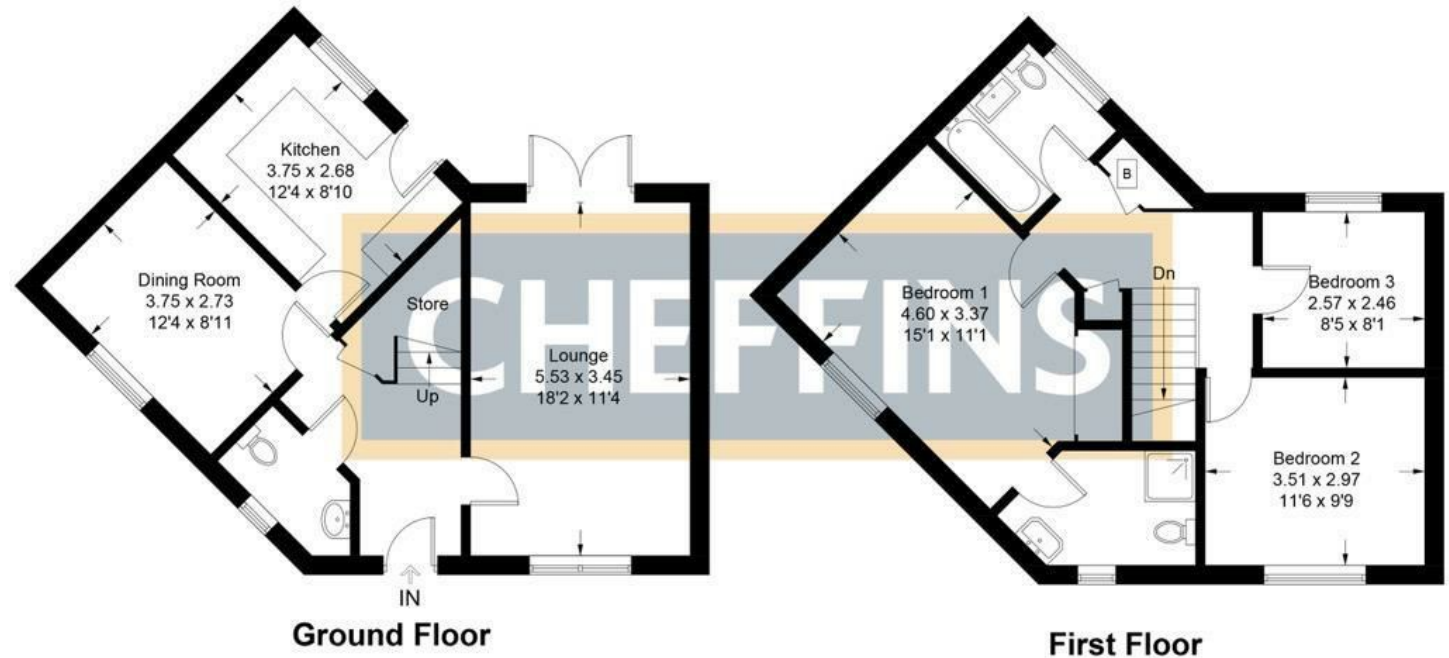
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 53.7 sq m / 578 sq ft
 Total = 107.9 sq m / 1161 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £280,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1168621)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.