



Stimpson Street, Ely, CB6 2GL

CHEFFINS

Stimpson Street

Sutton, Ely,
CB6 2GL

- Semi Detached Home
- 2 Bedrooms
- Front & Rear Garden
- Two Allocated Parking Spaces
- Freehold / Council Tax Band B / EPC Rating B

Cheffins are delighted to market this well presented semi detached home situated in the popular development in Sutton.

Accommodation comprises entrance hallway, kitchen, living / dining room, downstairs cloakroom, 2 double bedrooms and bathroom, together with fully enclosed rear garden and two allocated parking spaces.

Viewings are highly recommended.



Guide Price £260,000





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

Entrance hall with door to front, stairs leading up to the first floor, under stair storage, radiator, door leading to:

KITCHEN

With a range of wall and base units, worktop space, integrated one and a quarter stainless steel sink with mixer tap, four ringed gas hob with stainless steel splashback and extractor fan, built in oven, space for fridge/freezer, space for washing machine, vinyl flooring, double glazed window to front, wall mounted combi boiler.

CLOAKROOM

With wash hand basin with tiled splash back with low level w/c, radiator, vinyl flooring.

LIVING / DINING ROOM

Double glazed French doors leading to garden, two radiators.

FIRST FLOOR LANDING

With loft hatch, two storage cupboards.

BEDROOM 1

With two double glazed windows to front, radiator.

BEDROOM 2

Double glazed window to rear, radiator.

BATHROOM

With side panelled bathtub with glass shower screen, overhead shower, tiled splashback surrounding, wash hand basin, low level w/c, radiator, vinyl flooring, extractor fan, shaving point.

OUTSIDE

The front of the property has a garden laid to lawn with path leading to front door.

The rear garden is fully enclosed by wooden fence panels with patio and lawn, timber framed shed and side gated access to two allocated parking spaces.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

AGENTS NOTE

The Vendors have advised there is a £150.00 biannual service charge for the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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 £260,000

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.

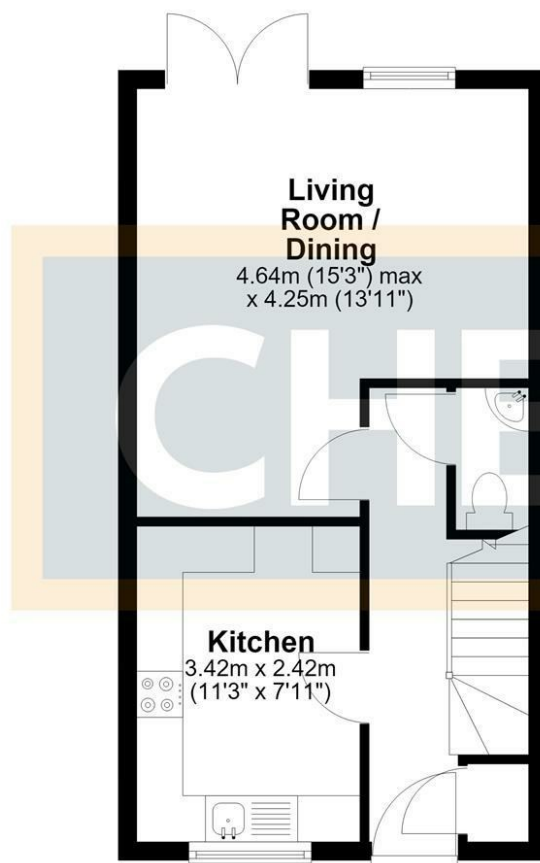
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Living Room / Dining

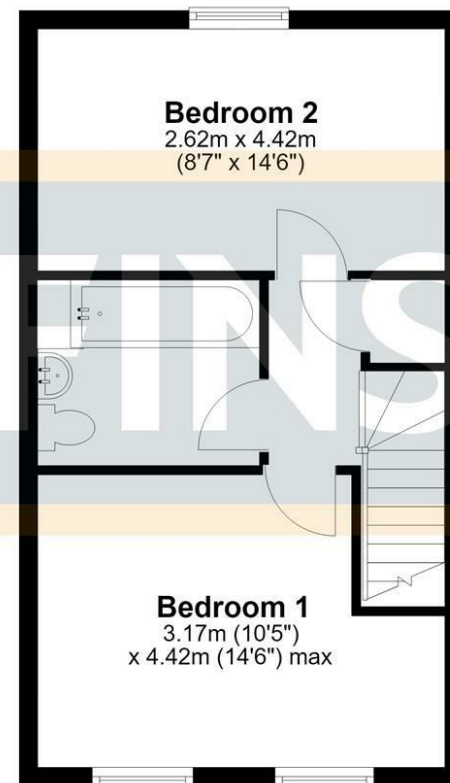
4.64m (15'3") max
x 4.25m (13'11")

Kitchen

3.42m x 2.42m
(11'3" x 7'11")

First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Bedroom 2

2.62m x 4.42m
(8'7" x 14'6")

Bedroom 1

3.17m (10'5")
x 4.42m (14'6") max

Total area: approx. 70.0 sq. metres (753.7 sq. feet)



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