

£205,000

Mill Field, Sutton, Ely, Cambridgeshire CB6 2QB



To arrange a viewing call us now on 01354 694900

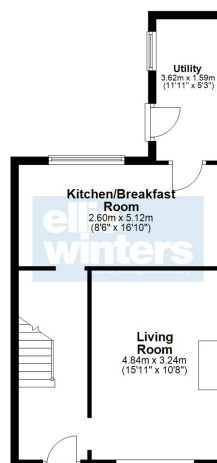
Discover the perfect starter home in this larger-than-average two-bedroom mid-terraced property, ideally suited for first-time buyers and those commuting to Cambridge and its picturesque surroundings.

Step inside to find a spacious kitchen complemented by a convenient utility area, making meal prep a breeze. The inviting living room offers plenty of space to relax and entertain. Upstairs, you'll find two generously sized double bedrooms, perfect for restful nights, along with a well-appointed bathroom.

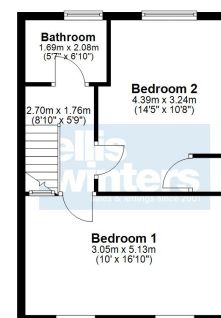
Outside, enjoy a fabulous garden at the rear, ideal for outdoor gatherings or quiet afternoons in the sun, while the front of the property boasts charming views over the green, enhancing the home's appeal.

Don't miss out on this fantastic opportunity!

Ground Floor



First Floor



£205,000

Mill Field, Sutton, Ely, Cambridgeshire CB6 2QB



GROUND FLOOR

Living Room
4.84m (15'11") x 3.24m (10'8")
Window to front, laminate flooring, feature fireplace opening.

Kitchen/Breakfast Room
5.12m (16'10") x 2.60m (8'6")
Fitted with a matching range of wall and base units housing freestanding range style cooker, washing machine and dishwasher included, together with fridge/freezer, wall mounted gas boiler, window to rear.

Utility
3.62m (11'11") x 1.59m (5'3")
Space for tumble drier, worktop space, window to side and door out to garden.



FIRST FLOOR

Bedroom 1
5.13m (16'10") x 3.05m (10')
Two windows to front.

Bedroom 2
4.39m (14'5") x 3.24m (10'8")
Window to rear, laminate flooring.

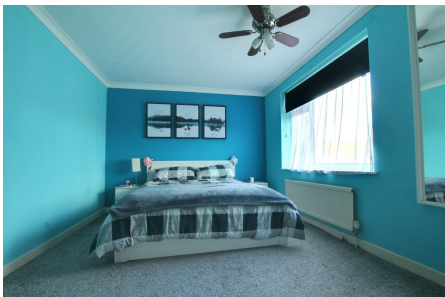
Bathroom
2.08m (6'10") x 1.69m (5'7")
Fitted with a panelled bath which has shower over, low level wc and hand wash basin set within vanity unit. Window to rear.



OUTSIDE

The front garden is enclosed by low level fencing and the property overlooks a green area.

To the rear, the garden has Astroturf with flower/shrub borders and rear gate access.



SERVICES

Mains gas, electricity, water and drainage.
The property has gas fired central heating.

AGENTS NOTE

Our sellers are happy to negotiate of any items of furniture.

East Cambridgeshire District
Council tax band - B
Energy rating C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk