



## The Brook, Sutton, Ely, Cambs, CB6 2QQ

Well Presented - Link Detached House - 3 Bedrooms - Kitchen & Lounge/Diner - Bathroom & Ground Floor WC - Enclosed Rear Garden - Garage & Allocated Parking Space - Deposit £1,384.61 - Council Tax Band B - EPC Rating C - Available Now - Call To View (01354) 696700.

**£1,200 pcm**





## Ground Floor

### Entrance Hall

Laminate flooring with ceiling spotlights, doors to:

### Kitchen

2.21m (7'3") x 2.39m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, integrated fridge and freezer, washing machine, built-in electric fan assisted oven, built-in gas hob with extractor hood over, double glazed window to front, single radiator, tiled flooring and ceiling spotlights.

### Lounge/Diner

5.35m (17'7") x 3.44m (11'3")  
Under-stairs storage cupboard, two single radiators, laminate flooring, stairs to first floor, two double glazed double doors to enclosed rear garden.

## WC

Double glazed window to side, fitted with two piece suite wash hand basin and WC with hidden cistern, extractor fan and vinyl flooring.

## First Floor

### Landing

Doors to:

### Bedroom 1

3.48m (11'5") x 3.43m (11'3") max  
Double glazed window to front, single radiator, door to:

### Bedroom 2

3.43m (11'4") x 3.25m (10'8")  
Double glazed window to rear, storage cupboard, single radiator, door to:

### Bedroom 3

3.72m (12'2") x 3.06m (10') max  
Double glazed window to front, storage cupboard, single radiator, door to:

## Bathroom

With fitted with three piece suite comprising panelled bath with hand shower attachment over and glass screen, wall mounted wash hand basin with fully tiled walls, WC with hidden cistern, extractor fan, skylight, radiator, single radiator, door.

## Outside

There is a small front garden with shrubs and a pathway which leads to the front entrance door. A side gate gives access to the enclosed rear garden which is mainly laid to lawn and patio areas. The side gate leads to the parking area to the rear of the property.

EPC Rating: C



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.