



## Windmill Walk, Sutton, Ely, CB6 2NH

Popular Village Location - Mid Terraced House - 3 Bedrooms - Lounge, Dining Room & Kitchen - First Floor Bathroom - Enclosed Rear Garden - Parking & Single Garage - Available End Of October - Deposit - £894.23 - Call To View (01354) 696700

**£775 pcm**



**Ground Floor**

**Hall**

Double glazed entrance door and window to front, radiator, tiled flooring, coving to ceiling and stairs to first floor.

**Kitchen**

**3.07m (10'1") x 2.39m (7'10")**  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, cooker with extractor hood over, tiled flooring and double-glazed window to rear.

**Lounge**

**4.23m (13'11") x 3.86m (12'8")**  
Double glazed window to front, radiator, laminate flooring and coving to ceiling.

**Dining Room**

**3.11m (10'2") x 2.34m (7'8")**  
Double glazed door and window to rear, radiator, tiled flooring and coving to ceiling.

**First Floor**

**Landing**

Storage cupboard and radiator.

**Bedroom 1**

**3.67m (12') x 2.70m (8'10")**  
Double glazed window to front, radiator and coving to ceiling.

**Bedroom 2**

**3.66m (12') x 2.70m (8'10")**  
Double glazed window to rear and radiator.

**Bedroom 3**

**2.79m (9'2") x 2.04m (6'8")**  
Double glazed window to front, storage cupboard and radiator.

**Bathroom**

Fitted with three-piece suite comprising bath with shower attachment over, pedestal wash hand basin and low-level WC, part tiled walls, vinyl flooring and double glazed window to rear.

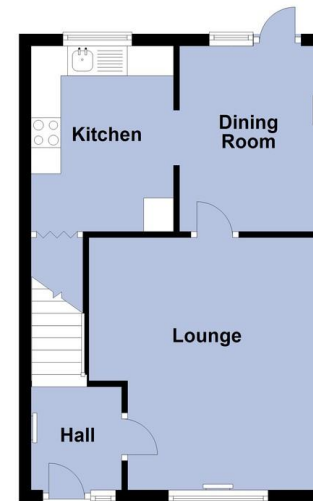
**Outside**

There is an enclosed rear garden which is mainly laid to lawn with a decked area.

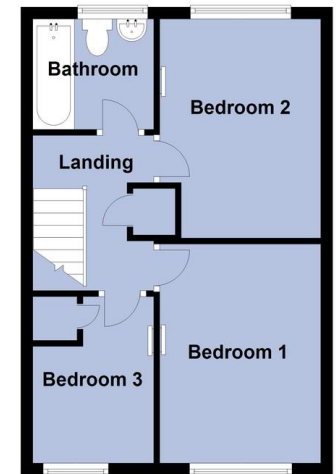
The property also has a front garden which is also mainly laid to lawn. The property offers allocated parking and a single garage to rear.

**EPC – RATING D**

**Ground Floor**



**First Floor**



Plans are for representational purposes only  
Plan produced using PlanUp.



Agents Note: 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.