

Prospect House, 3a St Thomas Place, Ely,  
Cambs., CB7 4EX  
01353 665020 | sales@clarkhomes.co.uk  
clarkhomes.co.uk



10 Stewards Lane, CB6 2NG  
Asking Price £275,000





About 88.7 m<sup>2</sup> ... 955 ft<sup>2</sup>

All dimensions / floor plans are approximate and should not be relied upon.

- Detached Bungalow in Fine Non-Estate Location
- 3 Bedrooms & Bathroom
- Upvc Double Glazed Windows
- Garage & Off Road Parking
- Sitting Room, Dining Room & Kitchen
- Gas Fired Radiator Heating
- Gardens to Front & Rear
- NO ONWARD CHAIN



A detached 3 bedroom bungalow situated in a fine non-estate location, well placed for access to the village centre. The accommodation in brief comprises:- entrance hall, sitting room, dining room, kitchen, 3 bedrooms and a bathroom. Heating is gas fired to radiators and the windows are Upvc sealed unit double glazed. There is a low maintenance garden, off road parking and single garage to the side and a fully enclosed garden to the rear, which offers a good level of privacy and seclusion. For those wishing to move quickly there is no onward chain provided immediate possession. The Council Tax is currently Band C and the EPC rating is currently Band C.

Sutton is a well served village with facilities including a primary school, hairdressers, public house, various take-away's, doctors surgery, pharmacy. convenience store and a Co-op, all of which are within close proximity of the property.



Directions to the property using What3Words.  
Enter the link in your browser then click on Waze or Google Maps:

<https://w3w.co/cluttered.tasters.springing>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B		86	(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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