



The Orchards, Sutton, CB6 2PX

CHEFFINS

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Sutton,
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A modernised semi detached bungalow situated in a cul de sac and comprising entrance hall, refitted kitchen opening into lounge, spacious conservatory, 2 bedrooms and refitted shower room, together with a driveway to the front and enclosed rear garden. Small pet considered. Available: 17/06/2024. Minimum 12 month term. Deposit: £1,125. Holding deposit: £225. Council tax band: B. EPC: C.

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.



£975 PCM



**ENTRANCE HALL****KITCHEN**

with built-in Bosch electric double oven, gas hob and extractor hood, plumbing for washing machine, integrated fridge, cupboard housing boiler.

LIVING ROOM

with double glazed French doors to conservatory.

**CONSERVATORY**

with French doors to rear garden.

BEDROOM**BEDROOM****SHOWER ROOM**

with suite comprising shower cubicle, vanity unit with wash basin and storage cupboards beneath and built-in WC.

**OUTSIDE**

To the front of the property there is a driveway with gated pedestrian access leading alongside the bungalow to an enclosed rear garden which is a combination of shingle and patio with raised flower beds.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	72	
(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	



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