



St. Andrews Close, Sutton, CB6 2QX

CHEFFINS

St. Andrews Close

Sutton,
CB6 2QX

Three bedroom house within walking distance of the school and amenities. Accommodation comprises entrance hall, kitchen/dining room, living room, cloakroom, three bedrooms, bathroom, enclosed rear garden and two allocated parking spaces. Available: 24/09/2024. Minimum 6 month term. Deposit: £1,355. Holding deposit: £271. 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 such as a local shop, takeaways and a pharmacy to list a few. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities with a mainline rail service via Cambridge (15 miles) to London.



£1,175 PCM





ENTRANCE HALL

KITCHEN

with cooker, washing machine and fridge/freezer.

DINING ROOM

with door to the garden.

LIVING ROOM

CLOAKROOM



BEDROOM

BEDROOM

BEDROOM

BATHROOM

with electric shower over the bath.

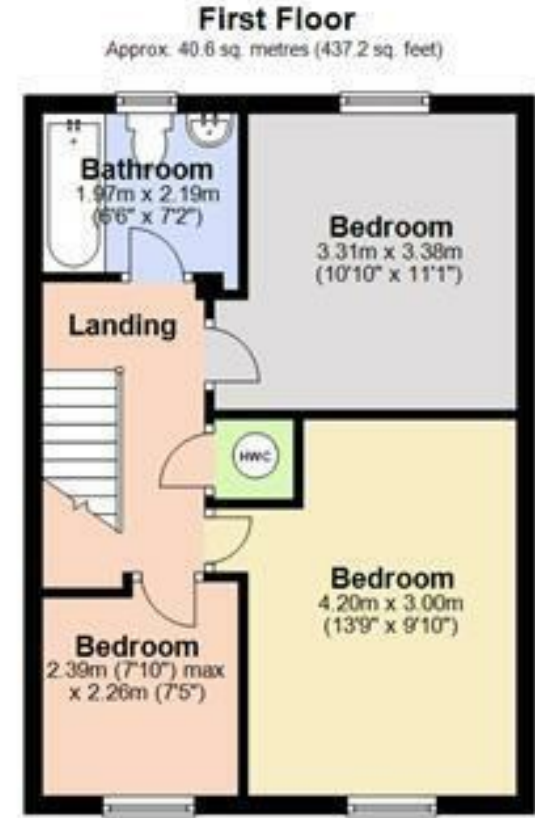
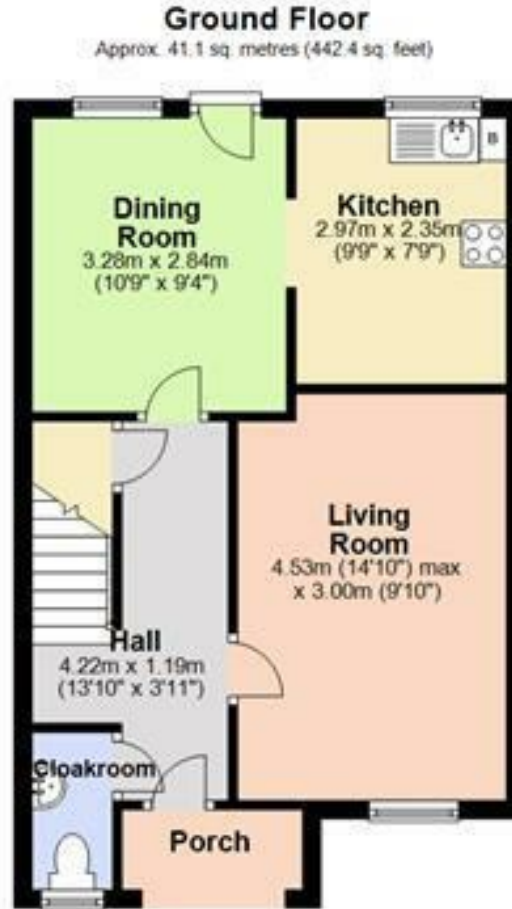
OUTSIDE

enclosed rear garden, shed and 2 parking spaces.



LETTING AGENTS NOTES

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



Total area: approx. 81.7 sq. metres (879.6 sq. feet)

Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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.

