



Darbys Yard, Sutton, CB6 2RT

CHEFFINS

Darbys Yard

Sutton,
CB6 2RT

Modern terraced house that is being redecorated throughout. Accommodation comprises entrance hall, kitchen, living room, cloakroom, two bedrooms, bathroom, enclosed rear garden and one allocated parking space. Available: 19/06/2025. Deposit: £1,125. Holding fee: £225. Minimum 6 month term. 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 with a mainline rail service via Cambridge (15 miles) to London.

2 1 1

£975 PCM





ENTRANCE HALL

with laminate flooring.

KITCHEN

with laminate flooring, single electric oven, gas hob, extractor hood, plumbing for washing machine and space for fridge/freezer.

LIVING ROOM

with laminate flooring and French doors to the rear garden.



CLOAKROOM

with laminate flooring.

BEDROOM

'L' shaped with laminate flooring.

BEDROOM

with laminate flooring.

BATHROOM

with vinyl flooring and shower over the bath.



OUTSIDE

Enclosed rear garden, shed and allocated parking space to the rear of the property.

LETTING AGENTS NOTES

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

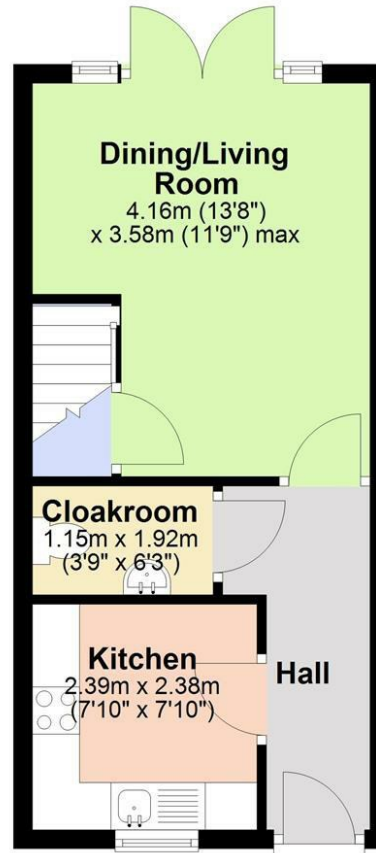


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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

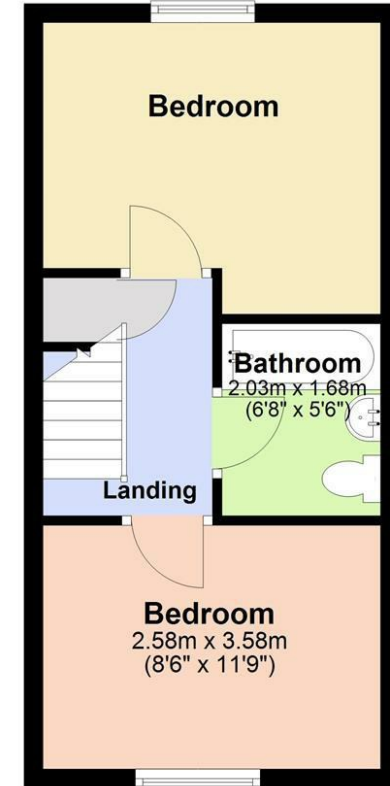
Ground Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



Total area: approx. 56.6 sq. metres (608.8 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, Cambridgeshire, CB7 4NP | 01353 663144 | cheffins.co.uk

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.



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