



**Mepal Road, Sutton, Ely CB6 2PZ**

**welcome to**

## **Mepal Road, Sutton, Ely**

Available with no onward chain a detached house located in the village of Sutton with open plan kitchen/dining room, three bedrooms and two bathrooms.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Porch**

With double glazed windows to each side and door to:

### **Entrance Hall**

With stairs leading to first floor, spot lighting, double glazed window to front aspect and doors to:

### **Lounge**

17' 8" x 11' 7" ( 5.38m x 3.53m )

With radiator, spot lighting, double glazed window to front aspect and sliding patio doors opening to:





### **Kitchen**

21' 5" x 9' 6" ( 6.53m x 2.90m )

Fitted with an updated range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in under oven with gas hob and chimney style extractor over, spot lighting, tiled flooring, radiator, three sky lights, double glazed window to rear aspect, sliding patio doors to rear garden and open plan to:

### **Dining Room**

11' 7" x 6' 8" ( 3.53m x 2.03m )

With towel ladder radiator, door returning to entrance hall and door to:

### **Utility Room**

10' 3" x 5' 11" ( 3.12m x 1.80m )

With wall mounted gas fired boiler, double glazed window to side aspect and door to rear garden.

### **Shower Room**

Fitted with a modern suite comprising walk in shower enclosure, vanity wash hand basin with mixer tap over, low level w.c, fully tiled and double glazed window to front.

### **First Floor Landing**

With double glazed window to side aspect and doors to:

### **Bedroom One**

12' x 10' 8" ( 3.66m x 3.25m )

With radiator and double glazed window to front aspect.

### **Bedroom Two**

11' 1" max x 10' 7" ( 3.38m max x 3.23m )

With radiator and double glazed window to front aspect.

### **Bedroom Three**

12' 4" max x 6' 9" ( 3.76m max x 2.06m )

With radiator and double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment and glass shower screen, vanity wash hand basin with mixer tap, low level w.c and double glazed window to rear.

### **Outside**

The outside has been left as a black canvas ready to be landscaped to your own design. There is a driveway to the right of the property and a garage within the rear garden.



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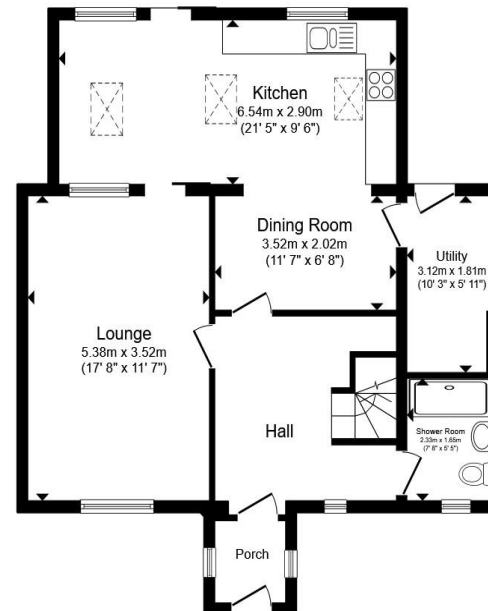
## Mepal Road, Sutton, Ely

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Updated and Improved

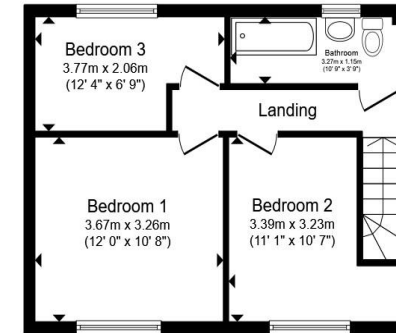
Tenure: Freehold  
EPC Rating: F  
Council Tax Band: C

guide price

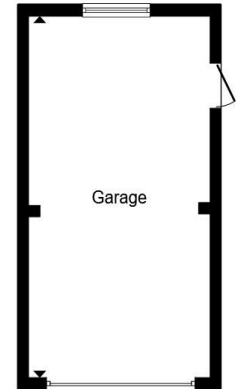
**£375,000**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 132.3 m<sup>2</sup> (1,424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
ELY110132 - 0003

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