



Victoria Place, Sutton, Ely, Cambridgeshire CB6 2NP

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Victoria Place, Sutton, Ely, Cambridgeshire, CB6 2NP

A detached two bedroom cottage sat on a wide plot with potential to extend and or renovate/replace (STP) in this well served village location. No upward chain.

- Sitting Room & Dining Room
- Kitchen
- Lean-To Garden Room
- Two Bedrooms
- Bathroom
- Parking & Garage
- Potential for Extension an or Renovation/Replacement (STP)
- No Upward Chain

Guide Price: £220,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

SITTING ROOM 12'6" x 12'2" (3.82m x 3.70m) with entrance door and window to front, two radiators, door to:-

DINING ROOM 12'0" x 11'7" (3.66m x 3.52m) with doorway to Kitchen, understair cupboard with shelf, radiator.

KITCHEN 9'3" x 7'7" (2.83m x 2.31m) maximum measurements. Window to rear. Base units with drawers, work surfaces over with tiled splashbacks and inset single drainer sink unit. Three wall mounted cupboards, cooker recess and electric cooker point, plumbing for washing machine and dishwasher, radiator, door leading to staircase which rises to the first floor. Door to:-

LEAN-TO GARDEN ROOM 10'0" x 7'1" (3.04m x 2.15m) with windows and doors to garden. Corrugated plastic roof.

FIRST FLOOR LANDING

BEDROOM ONE 12'3" x 8'4" (3.73m x 2.53m) extending in part to 3.86m. Dual aspect room with windows to front and rear. Radiator.

BEDROOM TWO 12'1" x 8'7" (3.69m x 2.61m) with window to front. Radiator.

BATHROOM Fitted with a coloured suite comprising pedestal wash hand basin, WC and panel enclosed bath with mixer taps. Window to front, shower unit (not tested), radiator.

EXTERIOR The property lies on a wide plot (measurements and title plan to follow). Adjacent to the property there is hard standing for 2/3 vehicles and this in turn leads to a single brick built garage with a pitched roof and personal door to side. The rear garden is predominantly laid to lawn on either side of a central pathway and overall the property offers a great deal of potential for extension and/or renovation/replacement which would also be subject to any relevant consents. Timber shed and brick outbuilding.

Tenure The property is Freehold

Council Tax Band B

EPC To Follow

Viewing By Arrangement with Pocock & Shaw

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Ref GVD/6923





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.