



**Vermuyden Gardens, Sutton, Ely,
Cambridgeshire CB6 2QR**

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A beautifully presented two-bedroom first time buyer home situated in a small residential cul-de-sac close to the village centre.

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING

Guide Price: £229,950



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.

ENTRANCE HALL Front door with glazed inset, radiator.

LIVING ROOM 15'3" x 8'5" (4.65 m x 2.56 m)
Window facing rear aspect and part glazed door. Radiator, and staircase rising to the first floor.

KITCHEN 8'7" x 7'8" (2.62 m x 2.34 m) Refitted kitchen with a range of base units with drawers and work surfaces over, matching range of wall mounted cupboards. Ceramic sink and drainer. Built-in low level electric oven with gas hob and extractor over. Integrated fridge/freezer. Window facing front aspect, vinyl floor covering and tiled splashbacks.

FIRST FLOOR LANDING

BEDROOM ONE 12'1" x 11'8" (3.68 m x 3.56 m)
Double glazed window to rear aspect, radiator.

BEDROOM TWO 12'0" x 5'6" (3.66 m x 1.68 m)
Double glazed window to front aspect, radiator.

BATHROOM Suite comprising panel bath with shower over, pedestal wash basin, low level WC, tiled splashback. Radiator, double glazed window to front aspect. Cupboard housing gas boiler for heating and hot water.

EXTERIOR Enclosed rear garden. Allocated parking to the rear of the garden.

Tenure The property is Freehold

Council Tax Band B **EPC** To be confirmed.

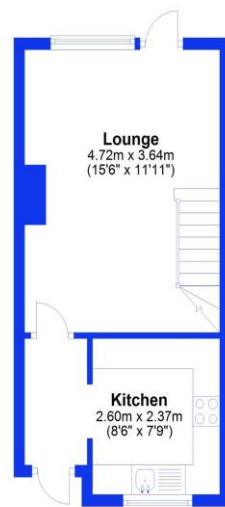
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Ref MJW/7177





Ground Floor
Approx. 26.4 sq. metres (283.8 sq. feet)



First Floor
Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 53.3 sq. metres (574.2 sq. feet)

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.