



**The Annex, 41a Mill Field, Sutton, Ely, Cambs
CB6 2QB**

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A well presented, one bedroom annex situated towards the end of a cul de sac with enclosed garden and off street parking. Minimum 12 month let. EPC D. Available Immediately.

- Beautifully presented throughout
- Kitchen / Diner
- Lounge and Garden Room
- Shower Room
- Off Street Parking
- Low maintenance garden
- Rent to include the Gas, Electric, Water & Council Tax

Rent: £875 PCM

Deposit: £1009



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.

KITCHEN/DINER 14'7" x 8'10" (4.45 m x 2.70 m) Fitted with a range of matching of wood effect base, wall units and drawers with working surface over. Inset sink & drainer, freestanding electric oven and hob with extractor over, space and plumbing for washing machine, space for fridge freezer. French doors opening to garden.

LOUNGE 15'11" x 14'7" (4.85 m x 4.45 m) Wood effect laminate flooring & radiator. Patio doors leading to the garden room.

GARDEN ROOM 9'4" x 7'5" (2.84 m x 2.25 m) Radiator, French doors leading to the rear garden.

BEDROOM 11'10" x 10'9" (3.60 m x 3.28 m) Wood effect laminate flooring, built in wardrobes, radiator.

SHOWER ROOM Fitted with matching white suite comprising low level W.C, walk in shower cubicle and stylish wash hand basin with vanity surface and drawers. Wood effect laminate flooring.

EXTERIOR Well presented, low maintenance garden to rear, with decking.

Shared driveway providing off street parking to front.

NOTES Minimum 12 month Let
This is a Fully Managed Property
EPC Rating D (68)

The landlord lives in the neighbouring property.
The property is offered unfurnished, however some items of furniture maybe available under separate negotiation. Rent to include council tax, water, gas & electric.

Viewing By Arrangement with Pocock & Shaw
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Ref PEO-7240





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.