



High Street, Sutton, Ely CB6 2NW

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108 High Street, Sutton, Ely, Cambridgeshire, CB6 2NW

An attractive double fronted detached three bedroom property in this popular well served village location. Council Tax Band C. EPC C(75). Minimum 12 month let. Fully managed property. Available mid/late November.

- Entrance Hall
- Living Room
- Cloakroom
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Courtyard/Parking Area
- Gas Central Heating
- Detached Property

Rent: £1,050 PCM Deposit £1211
Fully Managed Property



ENTRANCE HALL Stairs to first floor with storage under.

CLOAKROOM Comprising wash hand basin,, low level Wc, radiator.

LIVING ROOM 16'9" x 11'6" (5.10 m x 3.50 m) Double glazed window to front aspect and radiator.

KITCHEN/DINER 16'9" x 9'2" (5.10 m x 2.80 m) Fitted with matching range of wall and base units with working surfaces over. Inset stainless steel sink with mixer taps, four ring gas hob , single oven. Space for washing machine and dishwasher. Radiator, laminate flooring and door to side.

FIRST FLOOR LANDING Radiator, Velux window.

BEDROOM ONE 11'6" x 10'2" (3.50 m x 3.10 m) Double glazed window facing front aspect, radiator and built in wardrobes:

DRESSING AREA 6'3" x 3'3" (1.90 m x 1.00 m)

BEDROOM TWO 9'2" x 7'10" (2.80 m x 2.40 m) Double glazed window to side, radiator, built in wardrobes.

BEDROOM THREE 9'2" x 5'11" (2.80 m x 1.80 m) Double glazed window to front aspect, radiator.

BATHROOM Panel bath with shower over, wash basin and low level WC. Heated towel rail.

EXTERIOR To the side of the property is an enclosed courtyard with double gates to the front.

NOTES

Council Tax Band C

EPC C(75)

Pets considered

Fully managed property

VIEWINGS By appointment with Pocock & Shaw

Tel: 01353 668091 Email: ely@pocock.co.uk

REF JVD/2786



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.