



St Andrews Close, Sutton, Ely, Cambs CB6 2QX

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86 St Andrews Close, Sutton, Ely, Cambs, CB6 2QX

A double fronted two bedroom semi-detached house situated at the end of cul-de-sac with a good size garden and garage. EPC rating C (77). Council Tax Band B. Fully managed, unfurnished property. Minimum 12 month let. Available from mid February.

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- DINING AREA
- FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- GARAGE
- GARDEN

Rent: £1,050 PCM Deposit: £1211



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 with staircase rising to first floor with storage cupboard containing water tank, radiator.

CLOAKROOM Fitted with a two piece suite comprising WC and wall mounted wash hand basin. Extractor fan, radiator.

LIVING ROOM 17'7" x 9'9" (5.36 m x 2.96 m) Double glazed window to front aspect and double glazed french door to enclosed rear garden. Radiator.

KITCHEN / DINER Matching range of wall and base units with work surfaces and tiled splashback. Single unit with drainer. Fitted double electric oven with gas hob and extractor hood. Integrated fridge/freezer, integrated slim line dishwasher, space for washing machine. Cupboard housing central heating boiler. Window to front aspect. Archway leading into dining area with double glazed french doors leading to enclosed rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 11'3" x 9'11" (3.43 m x 3.03 m) Dormer window to front aspect, radiator and built in wardrobes.

BEDROOM TWO 7'4" x 13'3" (2.23 m x 4.03 m) Dormer window to front aspect, radiator.

BATHROOM Fitted with 3 piece suite comprising WC, pedestal wash hand basin and bath with shower over. Tiled wall. Heated towel radiator.

EXTERIOR A good sized enclosed rear garden with paving and shed. Garage with electrics and driveway.

EPC RATING C(77/91)

COUNCIL TAX Band B

NOTES Pets considered.
Minimum 12 month let.

VIEWING By arrangement with Pocock & Shaw
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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.