



Pound Lane, Sutton, CB6 2PR

CHEFFINS

Pound Lane

Sutton,
CB6 2PR

- Charming Detached Cottage
- 2 Bedrooms
- 2 Reception Rooms with Feature Beams
- Enclosed Garden to Front
- Driveway & Garage
- Walking Distance of Amenities

A charming detached cottage situated within the heart of this popular village, within walking distance of amenities and boasting 2 double bedrooms, 2 reception rooms, kitchen and bathroom, together with enclosed garden, driveway and garage.



Guide Price £270,000





LOCATION

Sutton provides a range of day to day shopping facilities with a primary school and a range of village amenities. Sutton is approximately 6 miles west of Ely on the A142. Ely provides a full range of shopping, schooling and sporting facilities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE VESTIBULE

With door to front aspect. Into:

LOUNGE

With feature multi-fuel burner, radiator, double glazed window to front aspect, exposed feature beams.

DINING ROOM

With double glazed window to front aspect, stairs to first floor, radiator., exposed feature beams

KITCHEN

With inset ceramic sink, fitted with a range of units including base units, wall mounted units and drawers, space for freestanding cooker with extractor hood above, part tiled walls, double glazed window and door to front aspect.

FIRST FLOOR LANDING**BEDROOM 1**

With double glazed window to front aspect, radiator.

BEDROOM 2

With double glazed window to front aspect, access to loft, cupboard housing gas fired boiler, radiator.

BATHROOM

With suite comprising panel bath with shower above, low level WC, pedestal hand basin, heated towel rail, double glazed window to front aspect.

OUTSIDE

The garden to the property is directly to the front, enclosed by low level fencing and consisting of lawn and extensive paved patio with established borders containing a variety of plants and shrubs. A driveway leads to a garage providing off road vehicular parking.

MATERIAL INFORMATION

Tenure - Freehold

Length of lease - n/a

Annual ground rent amount - n/a

Ground rent review period - n/a

Annual service charge amount - n/a

Service charge review period - n/a

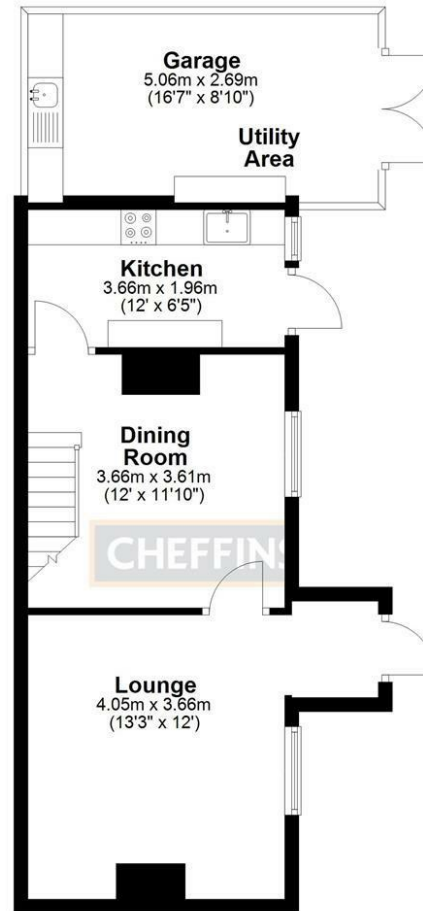
Council tax band - C

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Ground Floor
Approx. 37.8 sq. metres (406.5 sq. feet)



First Floor
Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 66.1 sq. metres (711.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(54-68) D	
(39-53) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £270,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.