



Victoria Place, Sutton, CB6 2NP

CHEFFINS

Victoria Place

Sutton,
CB6 2NP

- Detached Cottage
- Renovation Required / Investment Opportunity
- Potential for Redevelopment (Subject to Obtaining Planning Consent)
- 2 Bedrooms & 2 Reception Rooms
- Quiet Lane Location
- Garden to Rear
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating E

A detached cottage requiring renovation or redevelopment (subject to obtaining planning consent) and situated within a pleasant, quiet lane. Accommodation comprises lounge, dining room, kitchen, conservatory, 2 bedrooms and bathroom, whilst there is a lawned garden to rear. No upward chain.

The property is competitively priced for a quick sale and is an excellent opportunity for investors. With the right renovations and upgrades, it has the potential to yield a substantial return on investment.



Guide Price £160,000





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 with a mainline rail service via Cambridge (15 miles) to London.

LOUNGE

With door and window to front aspect, 2 radiators.

DINING ROOM

With window to front aspect, fireplace with brick surround, radiator.

KITCHEN

With storage units, drawers and work surfaces, sink unit and drainer, cooker space, stairs to first floor, window to rear, radiator.

CONSERVATORY

With door and windows to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

With windows to front and rear aspects, access to loft, radiator.

BEDROOM 2

With window to front aspect, radiator, cupboard with modern replacement gas boiler.

BATHROOM

With low level WC, pedestal hand

wash basin, panelled bath, window to front aspect, radiator.

OUTSIDE

Pedestrian access alongside the property leads to a lawned garden at the rear where there is also a brick built outbuilding.

AGENTS NOTES

Please note the property does not have car parking, however, there is ample unrestricted parking on the High Street.

We understand from the vendor that the garden is accessed via a pedestrian right of access along the neighbouring driveway.

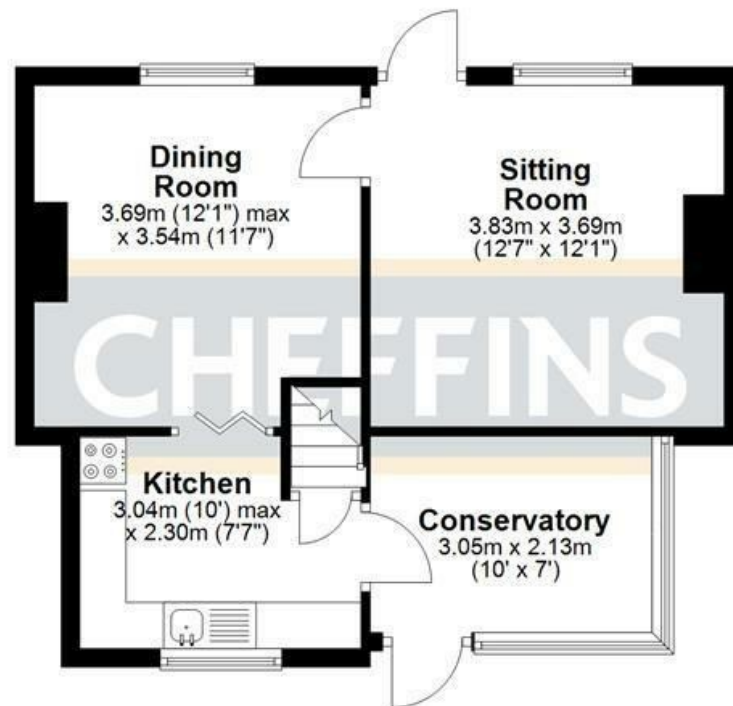
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

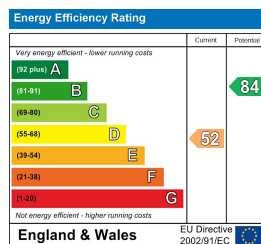
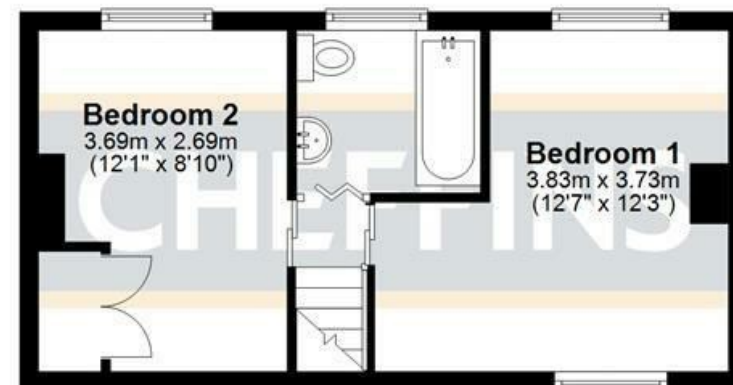




Ground Floor
Approx. 41.9 sq. metres (451.0 sq. feet)



First Floor
Approx. 27.7 sq. metres (297.6 sq. feet)



Guide Price £160,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council

Total area: approx. 69.6 sq. metres (748.7 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk



CHEFFINS

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.