



Oates Lane, Sutton, CB6 2RG

**CHEFFINS**

## Oates Lane

Sutton,  
CB6 2RG

- Established Detached Bungalow
- 2 Double Bedrooms
- Mature & Secluded Plot
- Quiet Lane Location
- Driveway & Garage
- No Upward Chain
- Freehold / Council Tax Band C / EPC Rating D

An established bungalow situated within a secluded and mature plot at the bottom of a 'no-through' lane. The bungalow is offered for sale with no upward chain and comprises entrance hall, lounge, conservatory, kitchen, bathroom and 2 double bedrooms, together with mature gardens, driveway and garage.

2 1 1

**Guide Price £280,000**







## 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.

## CONSERVATORY

Of upvc construction with door to garden.

## ENTRANCE HALL

With access to loft, radiator.

## LOUNGE

With double glazed bay window to front aspect, brick open fireplace, radiator.

## KITCHEN

With double glazed window to side aspect, stainless steel sink unit and drainer, fitted with matching wall and base level storage units and drawers with matching work surfaces, shelved pantry, cupboard housing gas fired central heating boiler, radiator. Door to:

## LEAN-TO

With doors to garden and plumbing for washing machine.

## BEDROOM 1

With double glazed bay window to front aspect, fitted wardrobes, radiator.

## BEDROOM 2

With double glazed window to side aspect, radiator.

## BATHROOM

With double glazed window to rear aspect, low level WC, panelled bath, vanity unit with wash basin.

## OUTSIDE

There is a driveway providing off street parking and leading to a single garage with metal up and over door. Gated pedestrian access leads into a mature garden offering an excellent degree of privacy as it is surrounded by mature hedging and trees. The garden mostly consists of a lawn with established beds, a mature apple tree and pond.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.

## AGENTS NOTE

The field located to the east of the property has planning permission for the

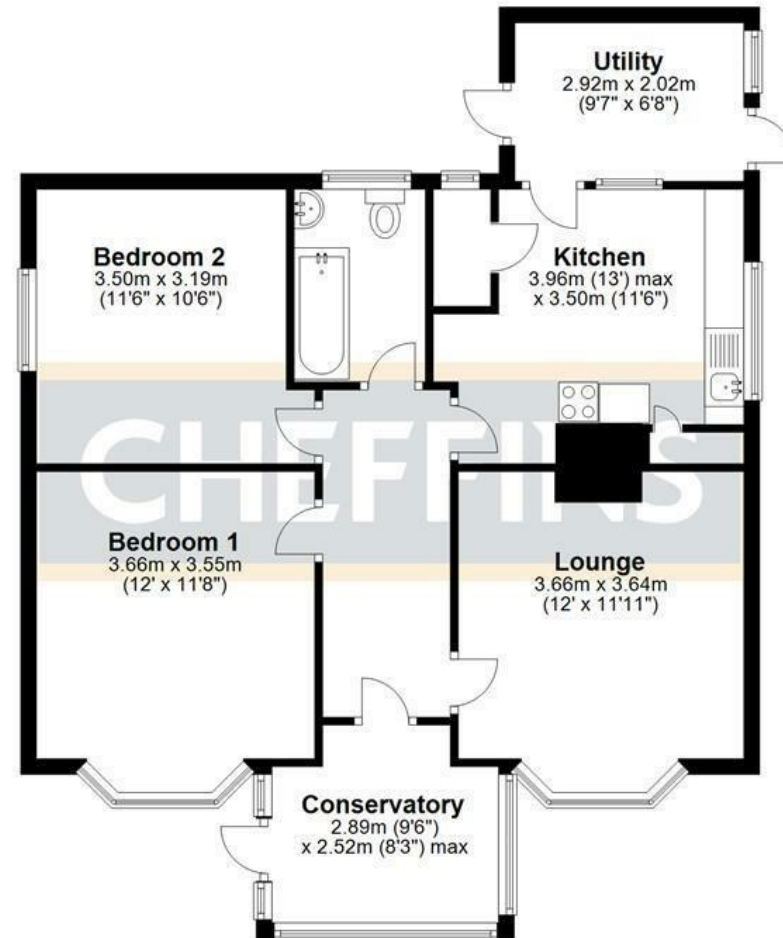
construction of a residential development accessed off Garden Close. Details can be found on East Cambs District Council website via their planning portal.





## Ground Floor

Approx. 78.1 sq. metres (840.5 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £280,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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.

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**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.