



Darbys Yard, Sutton, CB6 2RT

CHEFFINS

Darbys Yard

Sutton,
CB6 2RT

- Modern Terraced Home
- 2 Double Bedrooms
- Lounge/Dining Room
- Enclosed Garden
- Garage & Driveway
- Gas Central Heating
- No Upward Chain
- Freehold / Council Tax Band B / EPC Rating C

A modern terraced home comprising entrance hall, cloakroom, kitchen, lounge/dining room, 2 double bedrooms and bathroom, rear garden, garage and parking.

This property is an ideal first time purchase and is offered for sale with no upward chain.

2 1 1

Guide Price £219,950





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 HALL

With door to front aspect, radiator.

CLOAKROOM

With low level WC, pedestal hand wash basin, radiator.

KITCHEN

With double glazed window to front aspect, a range of wall and base level storage units, work surfaces and drawers, electric oven, gas hob and extractor hood, plumbing for washing machine, cupboard housing gas fired central heating boiler.

LOUNGE / DINING ROOM

With stairs to first floor and under stairs storage cupboard, double glazed windows and French doors onto rear garden, radiator.

FIRST FLOOR LANDING

With shelved cupboard.

BEDROOM 1

With double glazed window to rear aspect, built-in double wardrobe, radiator.

BEDROOM 2

With double glazed window to front aspect, radiator.

BATHROOM

With suite comprising low level WC, wash basin, panelled bath with shower off the taps, radiator.

OUTSIDE

To the front of the property there is a garage situated within a block beneath a coach house apartment with parking in front. Gated pedestrian access leads into the rear garden which is a combination of paved patio, lawn and a storage shed.

AGENTS NOTE

There is an Estate Management charge currently of £587.10 per annum payable.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		89
(51-61) B		
(39-50) C	74	
(31-38) D		
(21-29) E		
(15-20) F		
(9-14) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - B

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>.

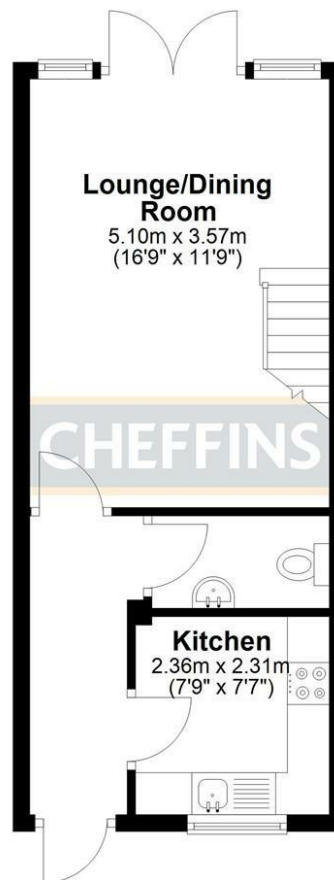
For more information on this property please refer to the Material Information Brochure on our website.

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

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.

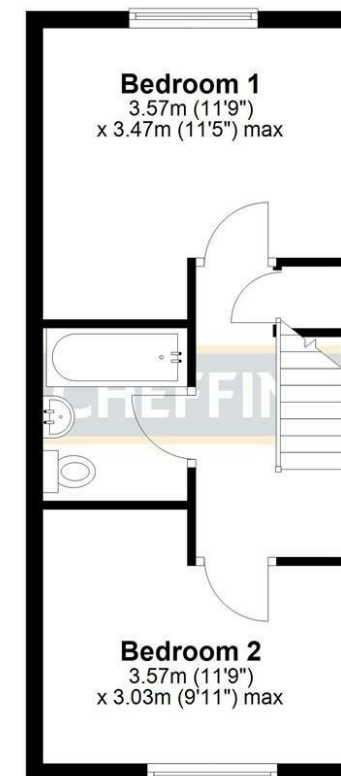
Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)



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