Stimpson Street, Sutton, CB6 2GL

CHEFFINS

CHEFFINS

Stimpson Street

Sutton,
CB6 2GL

3 2 1

Guide Price £250,000

- No Onward Chain
- 3 Bedrooms
- Ensuite to Bedroom 1
- Kitchen Diner
- Off-Road Parking
- Front & Rear Gardens
- Freehold / Council Tax Band C / EPC Rating B

** No Onward Chain **

Cheffins offer to the market this modern semi-detached family home located in the popular village of Sutton.

The property offers accommodation over 3 floors to include entrance hall, cloakroom, kitchen diner, living room, 2 bedrooms and family bathroom to first floor and bedroom 1 and ensuite to the second floor. Outside, there are front and rear gardens with driveway providing off-road parking to the side. The rear is mainly laid to lawn with paved patio and side gated access.

The property further benefits with being offered with no onward chain and is available to view by appointment only.

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, stairs rising to first floor, radiator, storage cupboard housing the boiler.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, pedestal wash hand basin, radiator.

KITCHEN / DINING ROOM
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, integrated fridge/freezer, integrated single oven, four-ringed gas hob with integrated extractor hood over, plumbing for washing machine, stainless steel sink with mixer tap over, radiator, window to front.

LIVING ROOM
With doors to rear providing access to the garden, window to rear, radiator.

FIRST FLOOR LANDING
With window to side, stairs rising to second floor.

BEDROOM 2
With window to rear, radiator.

BEDROOM 3
With window to front, radiator

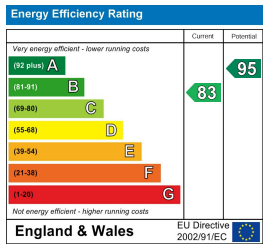
BATHROOM
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, radiator.

BEDROOM 1
Stairs from first floor. two windows to front, radiator, fitted wardrobes, eaves storage, loft access. Door to...

ENSUITE
Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator, skylight to rear, eaves storage.

OUTSIDE
The front offers a laid to lawn garden with inset trees and shrubs and driveway for two vehicles whilst the rear offers a mainly laid to lawn garden with mature shrubs, trees and plants to borders, paved patio and gated access to side.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



Approximate Gross Internal Area
80.70 sq m / 868.64 sq ft

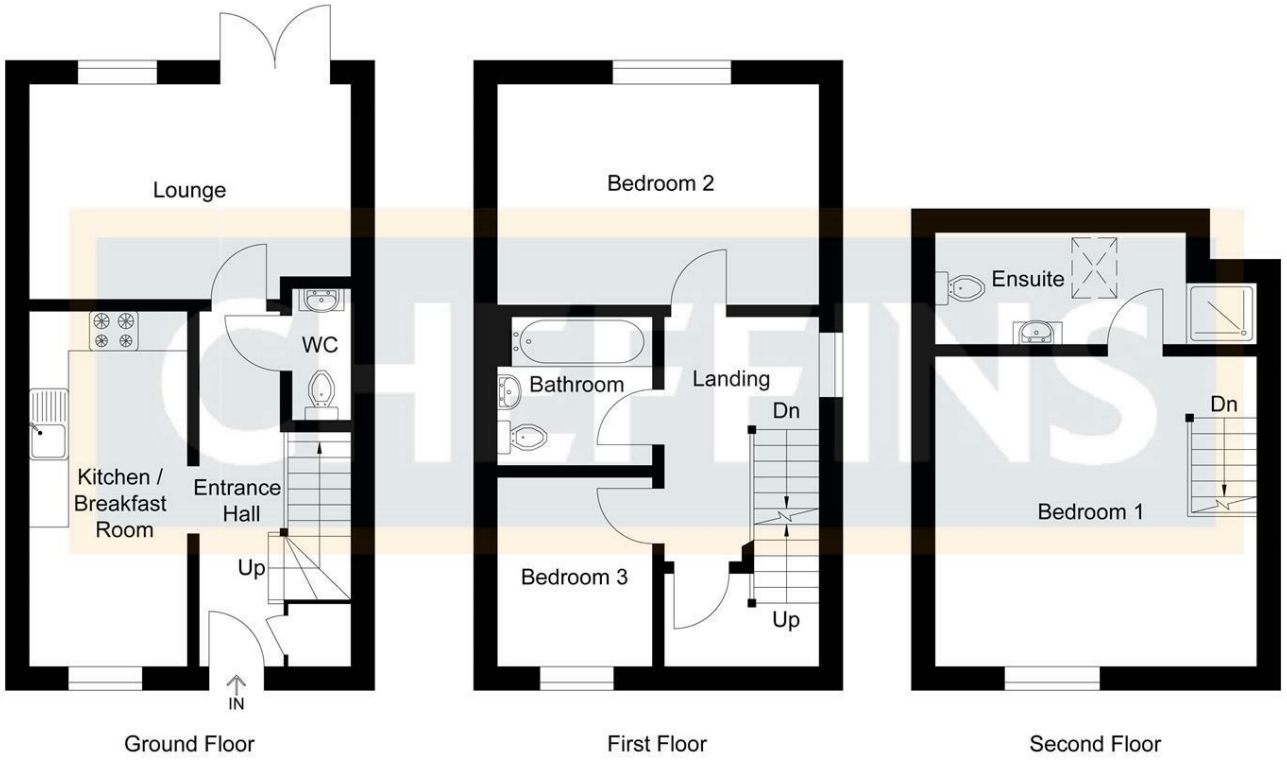


Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £250,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambs District Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.