



46 Bellairs, Sutton
Ely

RICHARD
BOOTH
ESTATE AGENTS



£275,000

46 Bellairs

Sutton, Ely

A really well presented semi detached house comprising entrance hall, spacious lounge, modern kitchen/diner, three bedrooms and bathroom together with driveway, garage and attractive, landscaped rear garden. Viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi Detached House
- 3 Bedrooms
- Modern Kitchen/Diner
- Spacious Lounge
- Landscaped Garden, Driveway And Garage
- Excellent Condition Throughout
- Close To Primary School



Entrance Hall

With door to front, stairs to first floor, replacement electric radiator.

Lounge

With double glazed window to front, decorative fireplace with brick hearth, television point, understairs cupboard, replacement electric radiator.

Kitchen/Diner

With double glazed window and patio doors to rear, fitted with a range of modern wall and base level units and drawers with matching worksurfaces, stainless steel sink and drainer, built in electric oven, hob and extractor hood, dishwasher, plumbing for washing machine, replacement electric radiator.

Landing

With double glazed window to side, access to loft, airing cupboard housing hot water cylinder.

Bedroom 1

With double glazed window to rear, replacement electric radiator.

Bedroom 2

With double glazed window to front, replacement electric radiator.

Bedroom 3

With double glazed window to front, replacement electric radiator.

Bathroom

With double glazed window to rear, suite comprising low level WC, pedestal wash basin, bath with shower above, heated towel rail.



GARDEN

To the front of the property there is a lawned garden with planted borders. To the rear there is a landscaped garden which has an extended patio, timber pergola, raised planters and well maintained lawn.

GARAGE

Single Garage

There is a driveway providing off street parking for two cars and leading to a single garage with electricity connected and door into the rear garden.



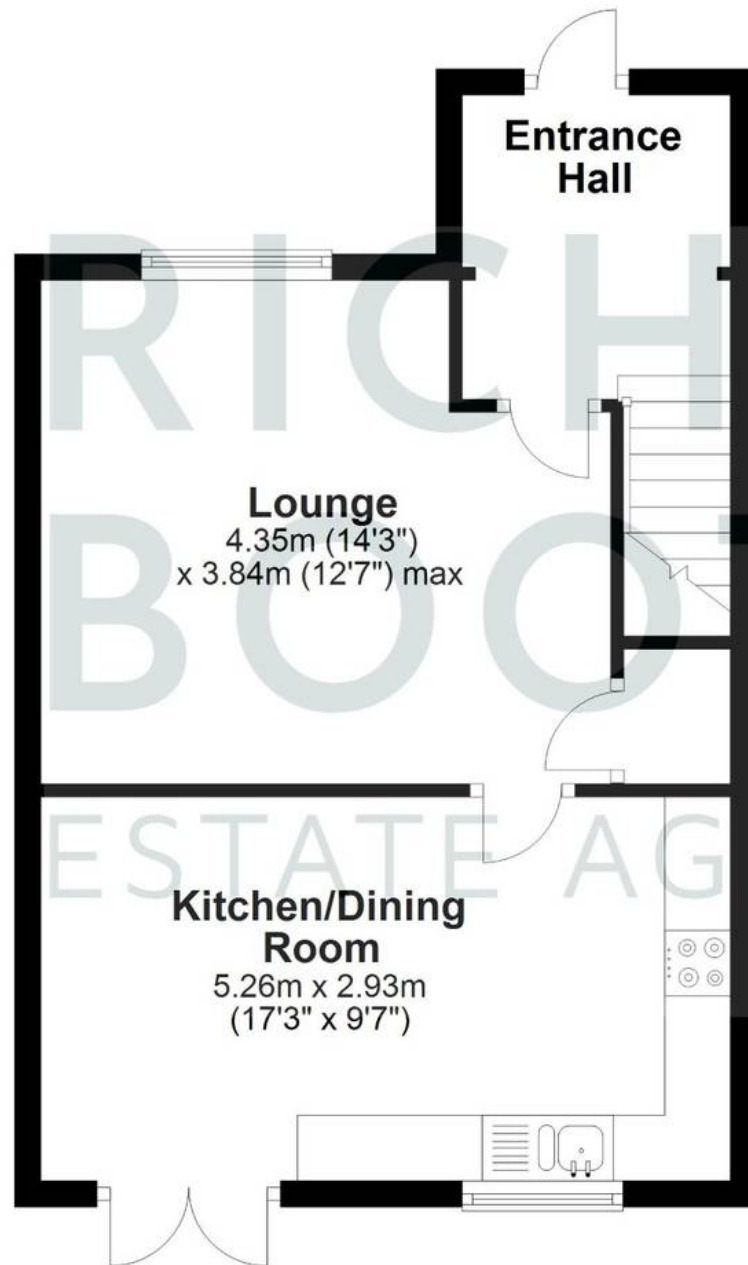






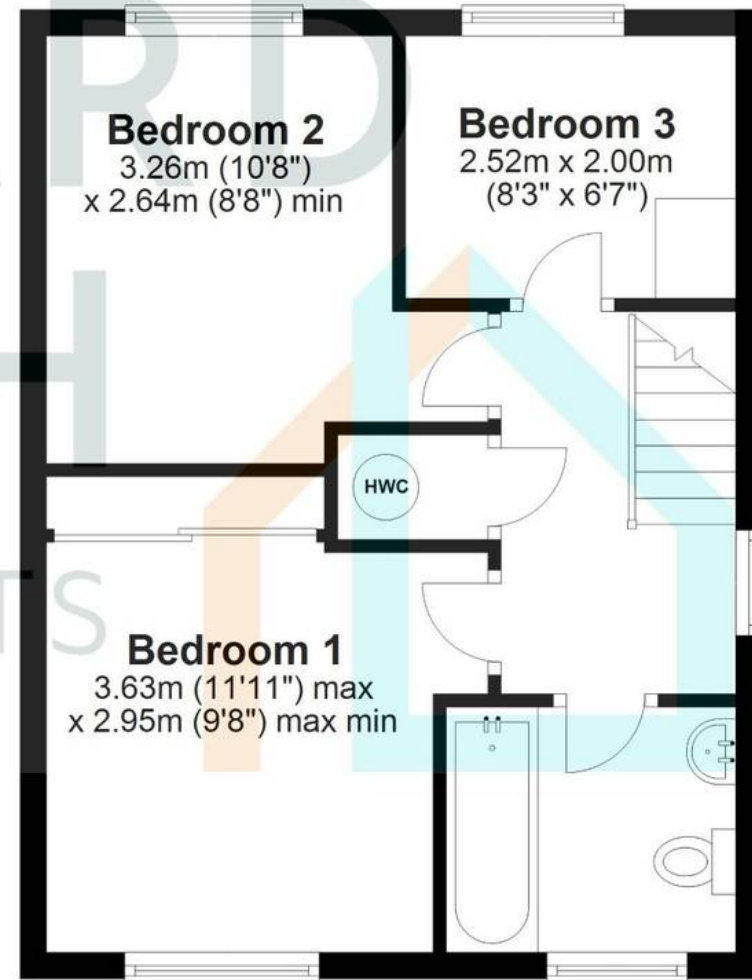
Ground Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 75.8 sq. metres (816.3 sq. feet)



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