



39 Stimpson Street, Sutton
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£315,000

39 Stimpson Street

Sutton, Ely

A modern detached house offered for sale with no upward chain and comprising entrance hall, cloakroom, kitchen/dining room, utility, spacious lounge, three bedrooms (one en-suite) and family bathroom. There is a south facing rear garden and a driveway to the side providing ample off street parking.

Council Tax Band: D

Tenure: Freehold

EPC: B

- Modern Detached House
- 3 Bedrooms (1 En-suite)
- Kitchen/Dining Room & Utility
- Spacious Lounge
- South Facing Rear Garden
- Gas Central Heating
- Driveway
- No Upward Chain



Entrance Hall

With door to front, stairs to first floor

Cloakroom

With low level WC, wash basin, radiator.

Kitchen/Dining Room

With double glazed windows to front and rear, fitted with a range of matching units, drawers and worktops, built in electric oven, Bosch induction hob, extractor hood, dishwasher, fridge/freezer, stainless steel sink and drainer, two radiators.

Utility

With door to rear garden, storage units, worktop, integrated washing machine, wall mounted gas boiler, understairs cupboard, radiator.

Lounge

With two double glazed windows to front, window to side and French doors to rear garden, television point, two radiators.

Landing

With double glazed window to rear, access to loft, radiator.

Bedroom 1

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

En-suite

With shower, low level WC, wash basin, double glazed window to front, heated towel rail.

Bedroom 2

With double glazed window to front, radiator.

Bedroom 3

With double glazed window to rear, radiator.

Bathroom

With double glazed window to side, wash basin, low level WC, bath, radiator.

Agents Note

There is an estate management fee of £300 per annum.



Outside

To the rear there is a garden which has an extended patio leading onto the lawn with established borders. There is a timber built summerhouse and shed providing useful storage.

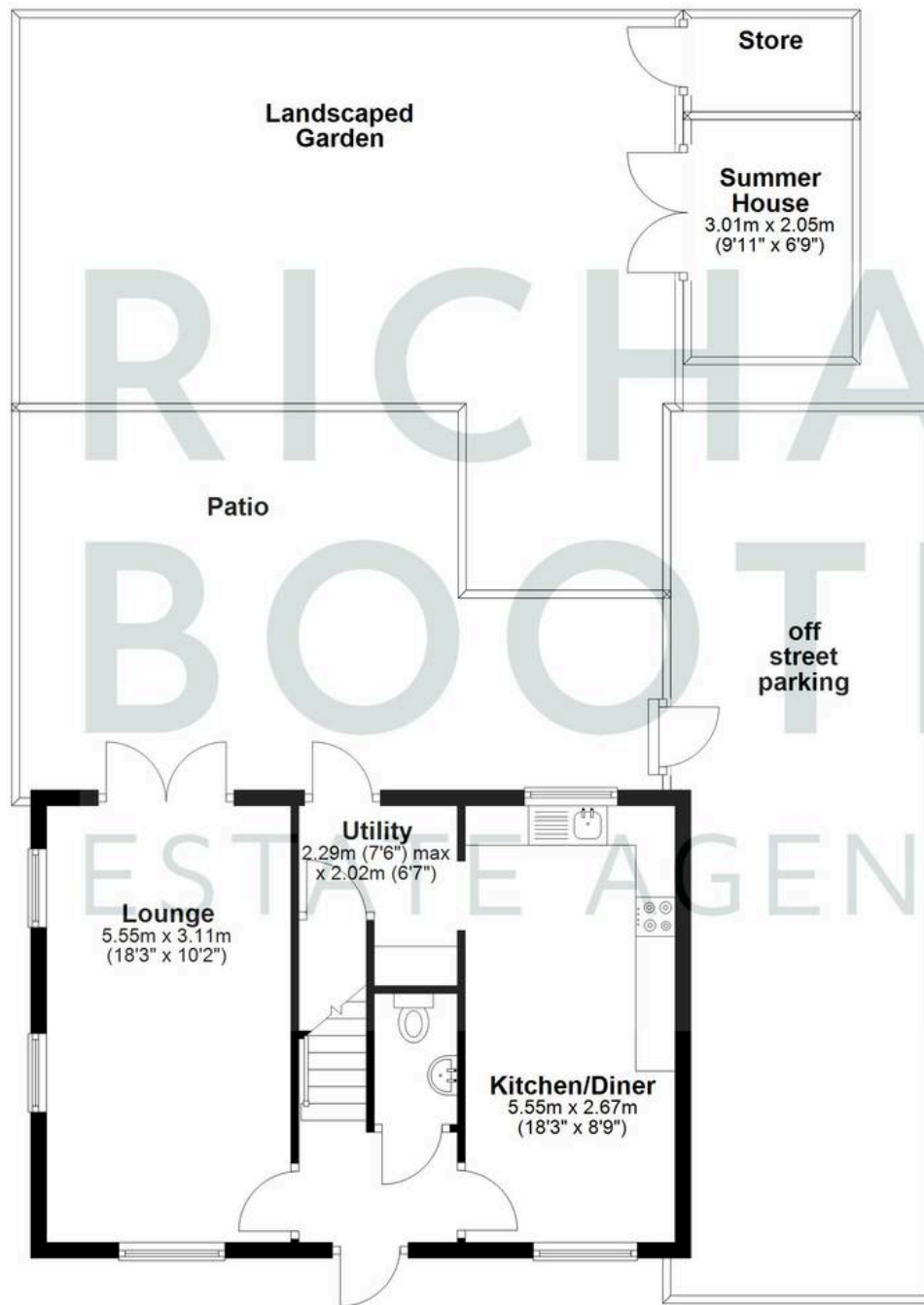
To the side of the house there is a driveway providing off street parking along with a gate into the rear garden.





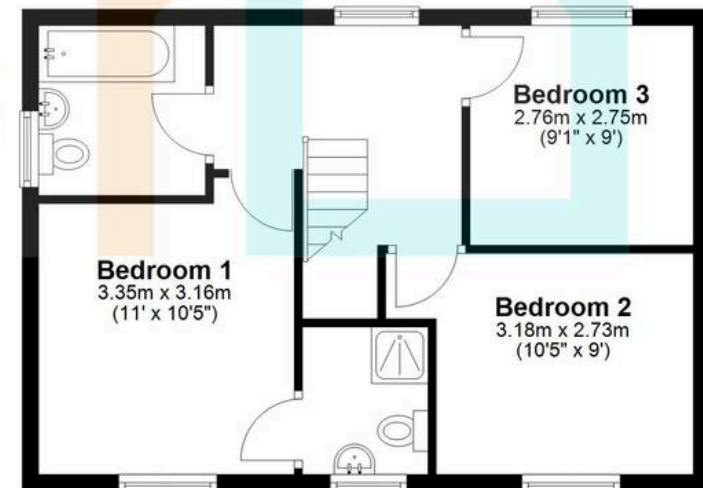
Ground Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 89.4 sq. metres (962.1 sq. feet)



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