



Darbys Yard, Sutton, CB6 2RT

CHEFFINS

Darbys Yard

Sutton,
CB6 2RT

- Immaculately Presented
- 2 Bedrooms
- Lounge / Dining Room & Kitchen
- Generous Corner Plot
- Ideal First Time Buy / Investment Opportunity
- Freehold / Council Tax Band B / EPC Rating C

An immaculately presented 2 bedroom property occupying a generous corner plot position, being an ideal first time purchase, downsize or investment opportunity.

Accommodation comprises entrance hall, cloakroom, kitchen, lounge/dining room providing access into the rear garden, together with 2 bedrooms and bathroom to complete the internal accommodation. Outside the property benefits from a generous enclosed garden to rear and allocated parking.

Viewing recommended.



Guide Price £225,000





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 with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL

With door to front aspect, radiator.

CLOAKROOM

With low level WC, wash hand basin.

KITCHEN

With single stainless steel sink unit and drainer, fitted with a range of matching units including base units, wall mounted units and drawers, fitted electric oven, 4-ring hob and extractor hood above, plumbing for washing machine, space for freestanding fridge/freezer, radiator, double glazed window to side aspect.

LOUNGE

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

BEDROOM 1

With double glazed window to rear aspect, radiator, fitted storage cupboard.

BEDROOM 2

With velux window to front aspect, radiator.

BATHROOM

With suite comprising panel bath with shower above, low level WC, wash hand basin, radiator.

OUTSIDE

To the rear of the property you will find a generous corner plot garden offering lawn and gravelled area to side. Gated access leads to allocated parking.

AGENTS NOTE

We understand there is a service charge payable currently in the sum of approximately £450.00 per annum.

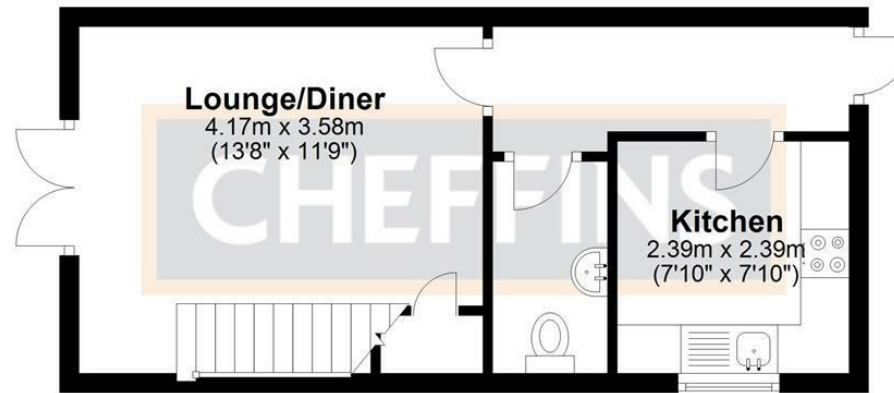
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



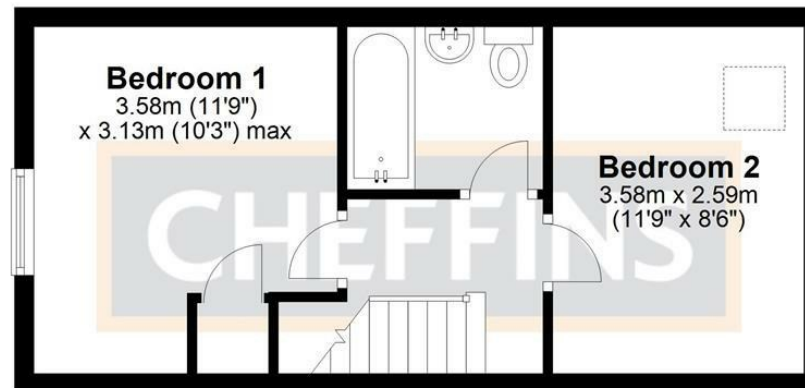
Ground Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.1 sq. feet)



Total area: approx. 56.9 sq. metres (612.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £225,000

Tenure - Freehold

Council Tax Band - B

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>.

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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.

