T Payne & Co
SALES & LETTINGS

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Windmill Walk, Sutton, Ely, Cambs, CB6 2NH

Village Location - Mid Terraced House - 3 Bedrooms - Kitchen - Lounge/Dining Area & Conservatory - Family Bathroom - Front & Rear Garden - Garage With Parking In Front - Call To View (01354) 696700

£220,000







Ground Floor

Entrance Hall
Single radiator, laminate flooring and stairs to the first floor.

Lounge/Dining Room
7.30m (23'9") x 3.85m (12'6")
Double glazed window to front, two single radiators, laminate flooring and double doors leading to the conservatory.

Kitchen
3.11m (10'2") x 2.40m (7'8")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in gas hob with extractor hood over, double glazed window to rear and laminate flooring.

Conservatory
2.36m (7'7") x 2.20m (7'2")
UPVC construction with double glazed windows, tiled flooring and sliding doors leading to the rear garden.

First Floor

Landing
Built in storage cupboard and fitted carpet.

Bedroom 1
3.62m (11'8") max x 2.69m (8'8")
Double glazed window to rear, built in wardrobes with sliding doors, single radiator and fitted carpet.

Bedroom 2
3.64m (11'9") x 2.69m (8'8")
Double glazed window to front, single radiator and fitted carpet.

Bedroom 3
2.75m (9') max x 1.98m (6'6")
Double glazed window to front, single radiator and fitted carpet.

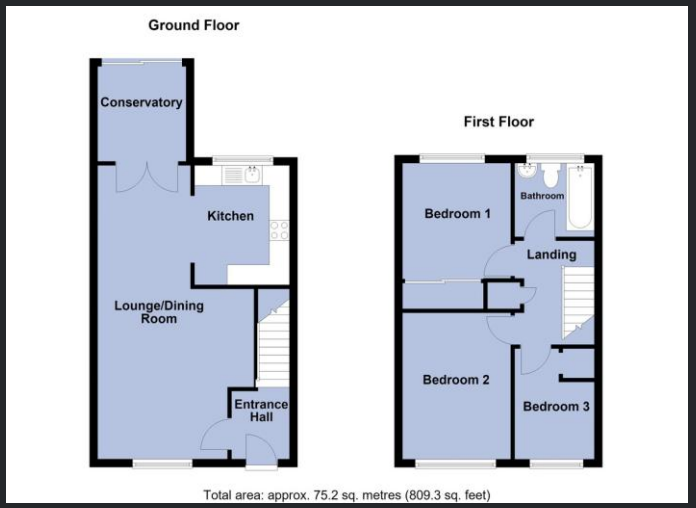
Bathroom
Fitted with three-piece suite with comprising, deep panelled bath, wash hand basin and low-level WC, tiled surround, double glazed window to rear, heated towel rail and tiled flooring.

Outside
This property benefits from front and rear gardens, the front garden is laid to lawn with a path leading to the front door.

The rear garden consists of a decked area and artificial lawn, the garden is enclosed, with a passage that leads to the side door of the garage.

The garage is installed with an up and over door, parking is to the front of this.

EPC- TBC



The Property Ombudsman

Call to arrange a viewing 01354 696700

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Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.