



27 Mostyn Close, Ely, CB6 2QJ

Offers in excess of £270,000

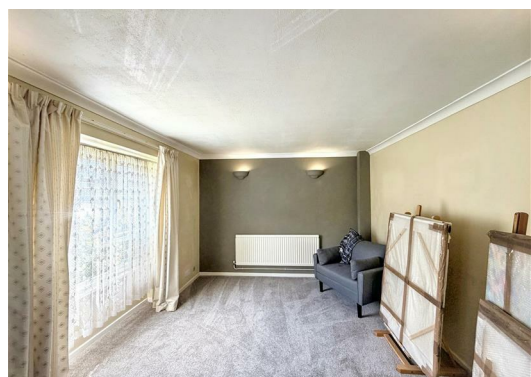
Good Move are delighted to present this four-bedroom mid-terrace home to the market.

The ground floor features a generous lounge alongside a spacious open-plan kitchen/dining room, providing an ideal space for everyday living and entertaining. The adjoining conservatory offers further flexible reception space with views across the garden, while a convenient ground floor WC completes the accommodation.

Upstairs, the property benefits from three well-proportioned bedrooms together with a versatile fourth bedroom or home office. A modern family bathroom completes this floor.

Externally, the property enjoys generous and versatile gardens, providing ample space for outdoor entertaining, children's play areas, or keen gardeners to create their ideal outdoor retreat. The property is further enhanced by a garage, driveway parking and a private setting within a quiet residential cul-de-sac.

Situated in the popular village of Sutton, just a short drive from Ely, the property is conveniently located for local amenities, schooling and everyday conveniences, while offering excellent access to Cambridge and the surrounding road network. Sutton is a thriving village with shops, pubs, a primary school and regular transport links, making it an excellent choice for families and commuters alike.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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