

£265,000

Vermuyden Gardens, Sutton, Cambridgeshire CB6 2QR



To arrange a viewing call us now on 01354 694900

This attractive three-bedroom semi-detached home is offered for sale with NO ONWARD CHAIN, making it an excellent opportunity for families, first-time buyers, or investors alike. BEAUTIFULLY PRESENTED throughout, the accommodation comprises a spacious and welcoming living room, a well-appointed kitchen/dining room ideal for everyday family life and entertaining, and a convenient ground floor cloakroom. Upstairs, there are three generously sized bedrooms together with a modern family bathroom. Externally, the property benefits from ample off-road parking, a single GARAGE, and a good-sized rear garden, providing plenty of space for outdoor relaxation and family activities.

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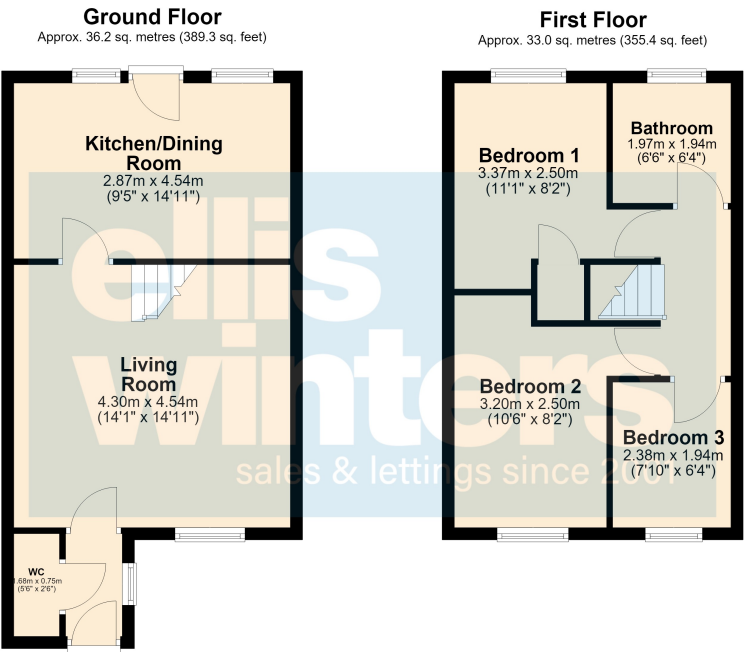
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Total area: approx. 69.2 sq. metres (744.8 sq. feet)

GROUND FLOOR

Living Room
4.54m (14'11") x 4.30m (14'1")
Window to front, stairs rising to first floor.

Kitchen/Dining Room
4.54m (14'11") x 2.87m (9'5")
Fitted with a matching range of wall and base units housing single electric oven, ceramic hob with extractor hood over, integrated dishwasher and fridge/freezer, plumbing for washing machine, 1½ sink and drainer, two windows to rear and double doors out to garden.

WC
1.68m (5'6") x 0.75m (2'6")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
3.37m (11'1") x 2.50m (8'2")
Window to rear.

Bedroom 2
3.20m (10'6") x 2.50m (8'2")
Window to front.

Bedroom 3
2.38m (7'10") x 1.94m (6'4")
Window to front.

Bathroom
1.97m (6'6") x 1.94m (6'4")
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin set within vanity unit. Window to rear.

OUTSIDE

The front of the property is open plan and laid to gravel to provide an additional parking space. To the side a driveway provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the garden is laid mainly to lawn with patio area, flower/shrub borders and feature tree.

SERVICES

Mains gas, electricity, water and drainage.
The property has gas fired central heating.

Freehold
East Cambridgeshire District Council tax band B
Energy rating C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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