

The Orchards, Sutton, CB6 2PX

CHEFFINS

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Sutton,
CB6 2PX

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Guide Price £280,000

- Mid-Terrace House
- Off-Road Parking & Garage
- 3 Bedrooms
- Utility
- Freehold / Council Tax Band C / EPC Rating D



* No Onward Chain *

Cheffins offer to the market this recently renovated and extended three bedroom terraced house located in the popular village of Sutton.

The property offers entrance hall, kitchen, study area, lounge area, dining room, utility, cloakroom, together with 3 bedrooms and bathroom to the first floor with bedroom 1 benefitting with a dressing area.

Outside, the front offers a mainly laid to lawn garden with path leading to front door whilst the rear offers a mainly laid to lawn garden with patio section, raised bedding, stone gravelled area, fenced in oil tank and door to garage. There is a further parking space to the front of the garage.

The property further benefits with being sold with no onward chain and is available to view by appointment only.









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 including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE HALL
With door to front, stairs rising to first floor, radiator.

CLOAKROOM
With window to front, low level WC, wash hand basin.

KITCHEN
Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, sink with mixer and filtered water tap, four-ringed induction hob, integrated double oven and grill, integrated dishwasher, low level fridge, plumbing for washing machine, window to front, radiator, understairs storage.

STUDY AREA
With enclosed consumer unit. Opening to...

LOUNGE AREA
With fitted storage units, feature fireplace, radiator. Opening to...

DINING AREA
With sliding doors to rear providing access to the garden, radiator.

UTILITY
With window to side, door to rear providing access to the garden, oil boiler, space for further appliances..

FIRST FLOOR LANDING
With loft hatch, radiator.

BEDROOM 1
With window to rear, radiator. Opening through to...

DRESSING AREA
With fitted units, makeup bench, mirror and light fittings.

BEDROOM 2
With window to rear, radiator, storage cupboard.

BEDROOM 3
With window to front, radiator.

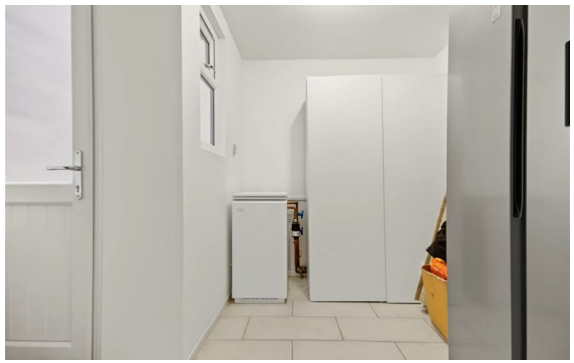
BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, feature oval freestanding bath with rainfall and handheld shower head, two windows to front, radiator, heated towel rail, storage cupboard housing the pressurised water cylinder.

OUTSIDE
The front offers a mainly laid to lawn garden with path leading to front door whilst the rear is mainly laid to lawn with patio section, raised bedding, stone gravelled area, fenced in oil tank, door to garage with up and over door and power connected. There is a further parking space in front of the garage.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.











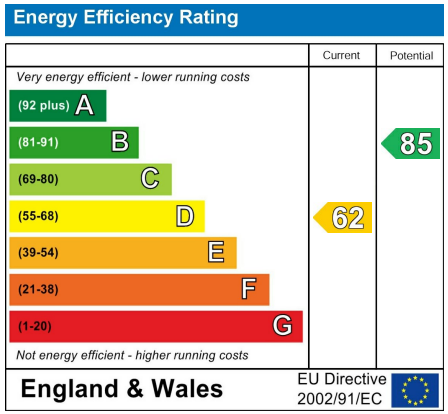








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Guide Price £280,000
Tenure - Freehold
Council Tax Band - C
Local Authority - East Cambs District Council



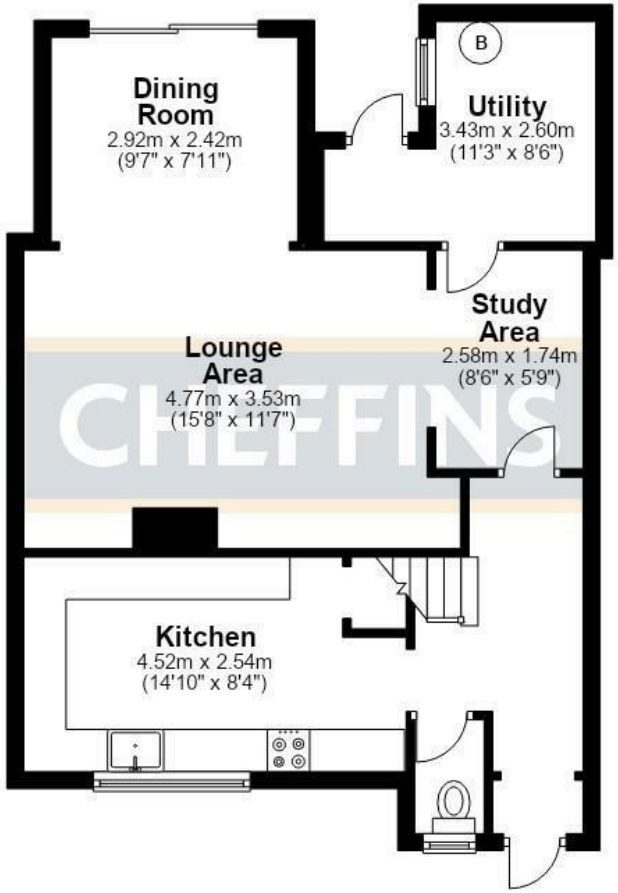






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Ground Floor
Approx. 56.7 sq. metres (610.0 sq. feet)



First Floor
Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 104.8 sq. metres (1128.4 sq. feet)

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.

25 Market Place, Ely, CB7 4NP | 01353 654900 | cheffins.co.uk

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.

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