



22 Cherry Rise, Sutton  
Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£289,950

## 22 Cherry Rise

Sutton, Ely

This well presented three bedroom semi detached house is situated within a popular small development, offering an ideal opportunity for families and first time buyers alike.

Accommodation comprises entrance hall, cloakroom, kitchen/diner, spacious lounge, three bedrooms and bathroom together with a driveway, garage and a superb larger than average garden.

The property is offered for sale with no upward chain and has gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well Presented Semi Detached House
- 3 Bedrooms
- Spacious Lounge & Kitchen/Diner
- Superb Rear Garden
- Driveway & Garage
- Popular Small Development
- No Upward Chain
- Gas Central Heating







### Entrance Hall

With door to front, stairs to first floor, shelved cupboard, radiator.

### Kitchen/Diner

With double glazed window to front overlooking the green, fitted with a range of matching wall and base level units, drawers and worksurfaces, sink unit and drainer, built in electric oven, gas hob and extractor, plumbing for washing machine, wall mounted gas boiler, radiator.

### Lounge

With double glazed window to front and patio doors to rear garden, radiator.

### Landing

With double glazed window to rear, airing cupboard, access to loft.

### Bathroom

With double glazed window to side, low level WC, wash basin, panelled bath with shower over, radiator.

### Bedroom 1

With double glazed window to front with an attractive view, radiator.

### Bedroom 2

With double glazed window to front with attractive view, radiator.

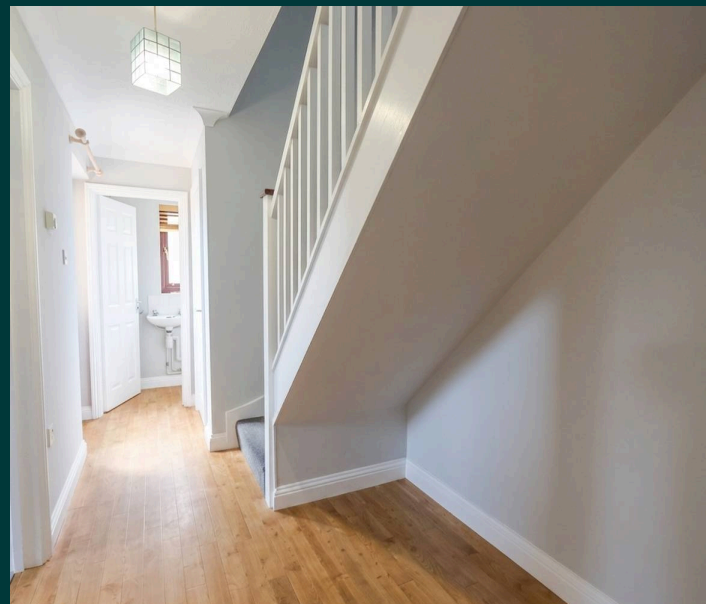
### Bedroom 3

With double glazed window to rear, radiator.

### Outside

To the rear of the house is a superb and larger than average garden. There is an extended patio leading onto a lawn with steps leading up to a raised area planted with established bushes.

To the side of the house is a driveway leading to a single garage with a roller shutter door and electricity connected.





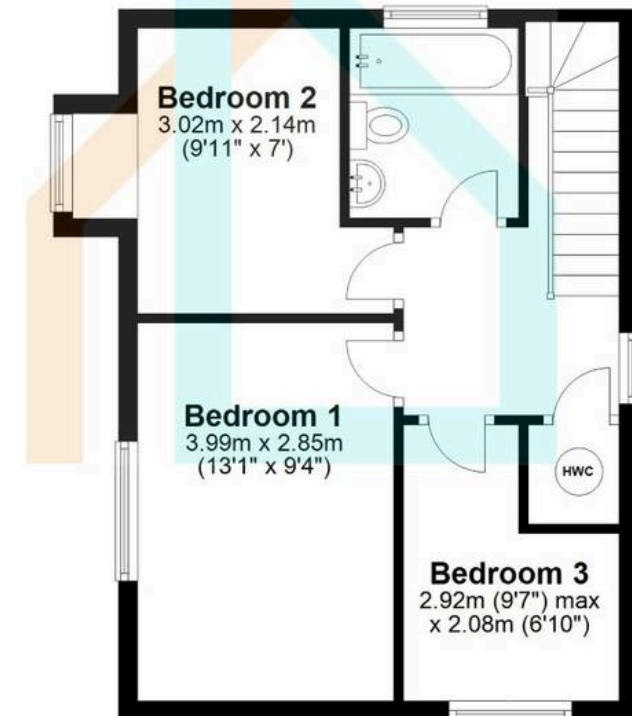
## Ground Floor

Main area: approx. 39.8 sq. metres (428.8 sq. feet)  
Plus garages, approx. 13.6 sq. metres (146.8 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Main area: Approx. 77.0 sq. metres (829.2 sq. feet)

Plus garages, approx. 13.6 sq. metres (146.8 sq. feet)



## Richard Booth Estate Agents

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