



44b The Orchards, Sutton

Ely

RICHARD  
BOOTH  
ESTATE AGENTS 

£219,950

## 44b The Orchards

Sutton, Ely

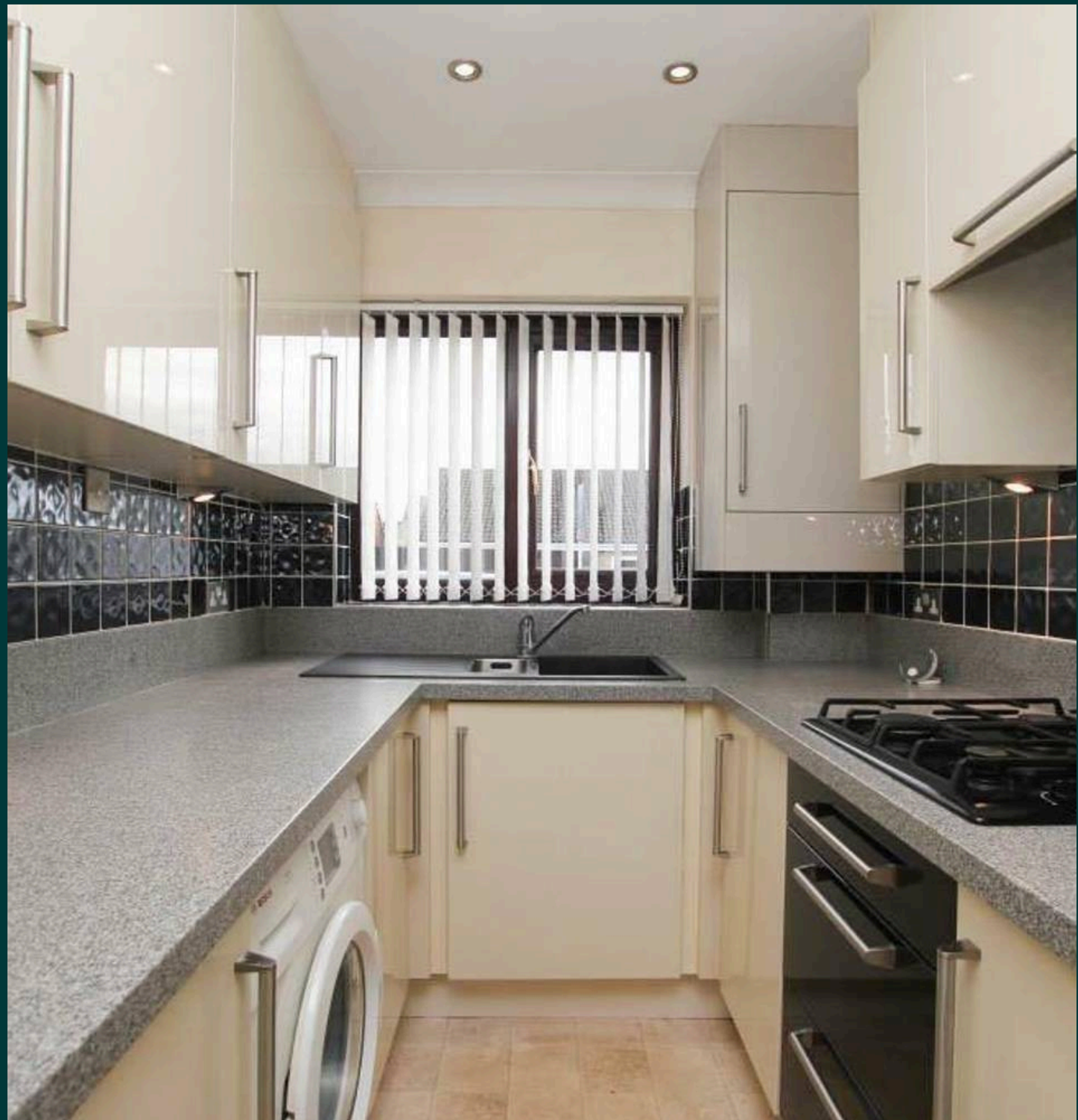
A modernised semi detached bungalow situated in a cul de sac and comprising entrance hall, refitted kitchen opening into lounge, spacious conservatory, 2 bedrooms and refitted shower room, together with a driveway to the front and enclosed rear garden. The bungalow benefits from gas central heating and UPVC double glazing and is offered for sale with no upward chain. Viewing recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modernised Semi Detached Bungalow
- Refitted Kitchen Opening into Lounge
- Spacious Conservatory
- 2 Bedrooms
- Gas Central Heating & Double Glazing
- Driveway & Enclosed Rear Garden
- No Upward Chain



### Entrance Hall

With door to front aspect, radiator.

### Kitchen

With double glazed window to front aspect, refitted with a range of high gloss wall and base level storage units and drawers with matching work surfaces, built-in Bosch electric double oven, gas hob and extractor hood, plumbing for washing machine, integrated fridge, sink/drainer, cupboard housing modern gas fired central heating boiler. Opening to:

### Lounge

With double glazed French doors to conservatory, radiator.

### Conservatory

Of brick and UPVC construction with French doors to rear garden, radiator.

### Bedroom 1

With double glazed window to rear aspect, radiator.

### Bedroom 2

With double glazed window to front aspect, radiator.

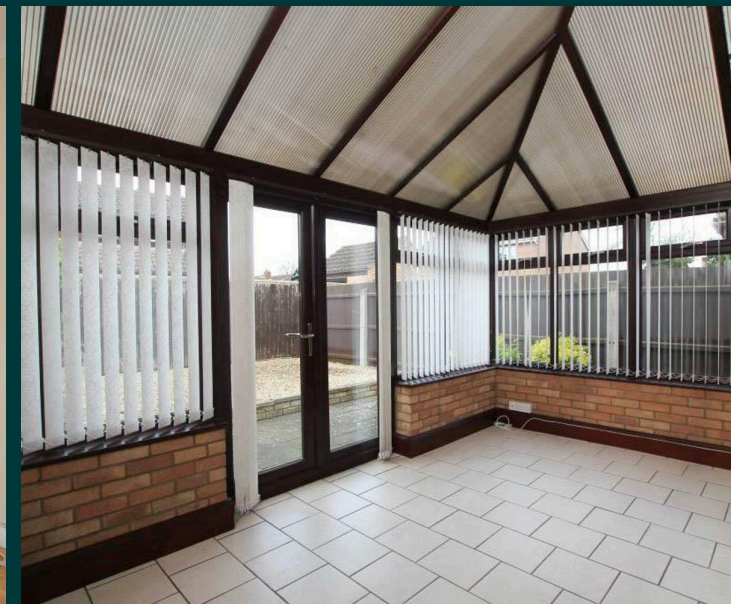
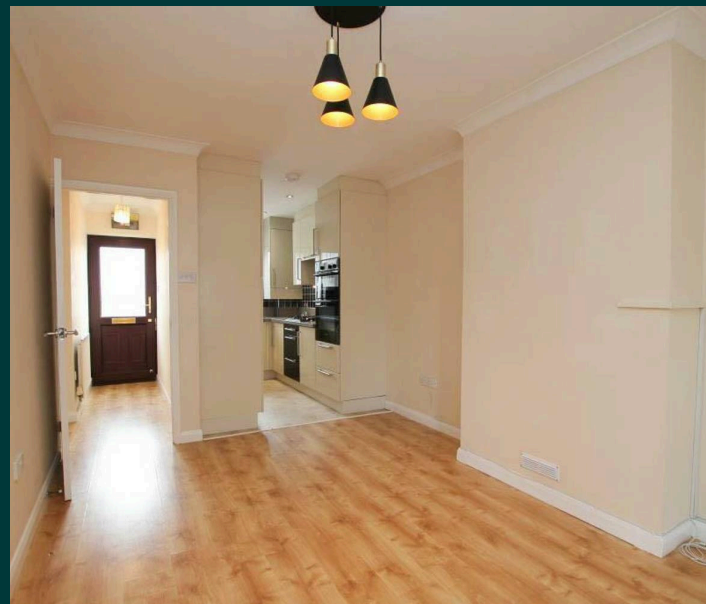
### Shower Room

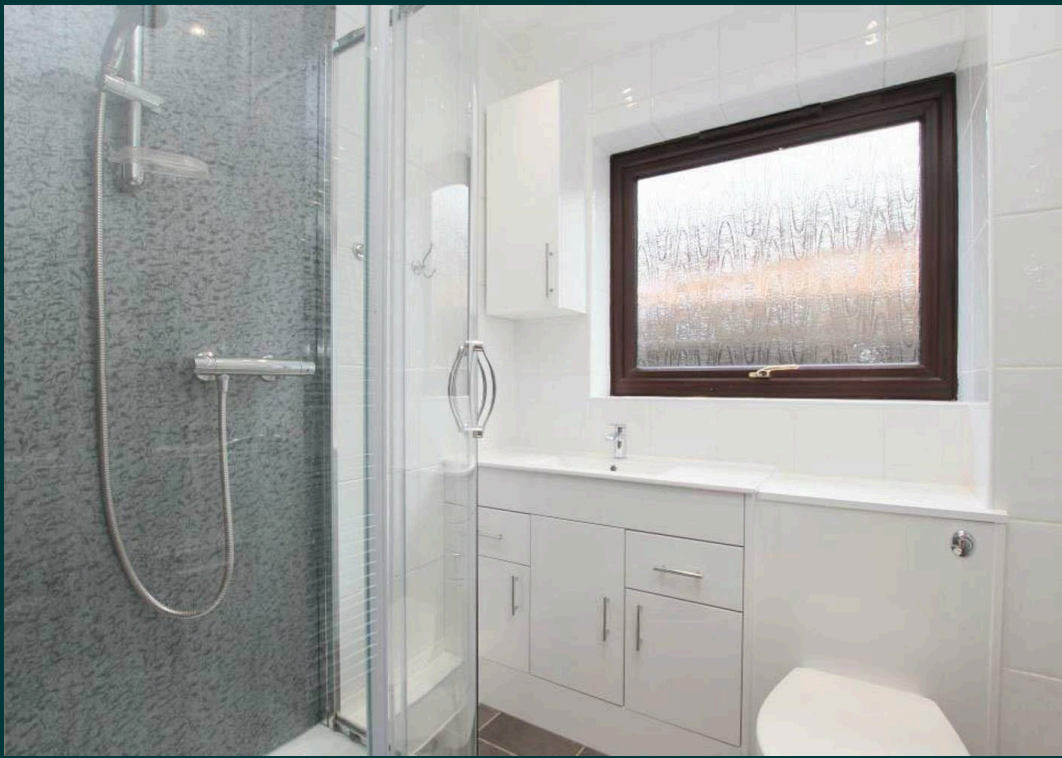
Refitted with suite comprising shower cubicle, vanity unit with wash basin and storage cupboards beneath, built-in WC, double glazed window to side aspect, heated towel rail.

### Outside

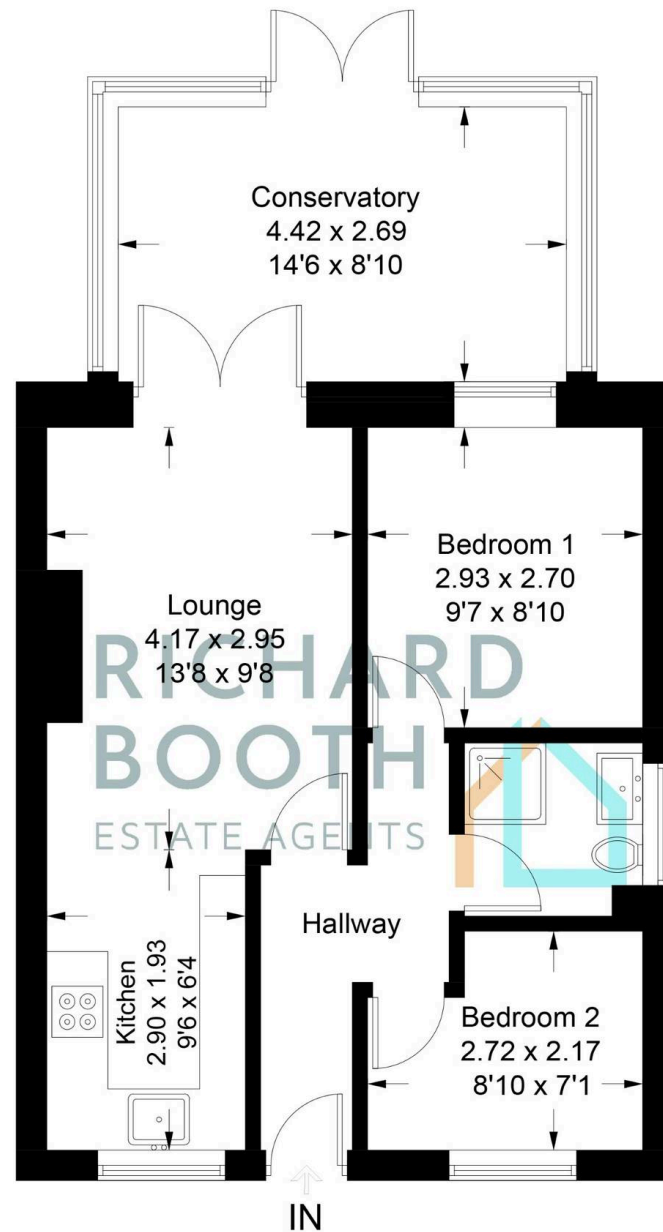
To the front a driveway provides parking for two cars.

To the rear there is an enclosed garden which is a combination of shingle and patio with raised flower beds.





Approximate Gross Internal Area = 53.07 sq m / 571.23 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1293656)



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