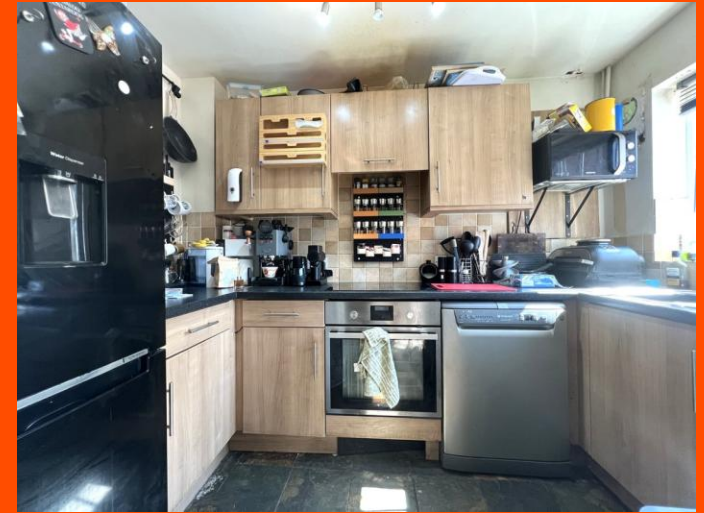




Bellairs, Sutton, Ely, Cambs, CB6 2RW

Village Location - Mid-Terraced House - 2 Bedrooms - Kitchen & Lounger/Diner - Bathroom & Ground Floor WC -
Allocated Parking – EV Charger To Front -Enclosed Rear Garden With Garden Office/Cabin - Call To View (01354)
696700 - EPC Rating: B

£230,000



Ground Floor

Entrance Hall

Double glazed entrance door, stairs to first floor, under-stairs storage cupboard, single radiator, tiled flooring and door to:

Kitchen

2.90m (9'6") x 1.80m (5'11")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in ceramic hob with extractor hood over, double glazed window to front, single radiator and tiled flooring.

WC

Fitted with two piece suite comprising, vanity wash hand basin with storage under and tiled splashback, low-level WC, extractor fan, single radiator and vinyl flooring.

Lounge/Diner

4.02m (13'2") x 4.03 (13'2") MAX
Double glazed window to rear, double glazed sliding doors to garden, radiator and laminate flooring.

First Floor

Landing

Stairs to ground floor and doors to:

Bedroom 1

4.02m (13'2") x 2.74m (9')
Two double glazed windows to rear, single radiator and laminate flooring.

Bedroom 2

4.02m (13'2") x 2.27m (7'5") max
Two double glazed windows to front, storage cupboard, built-in wardrobe and single radiator.

Bathroom

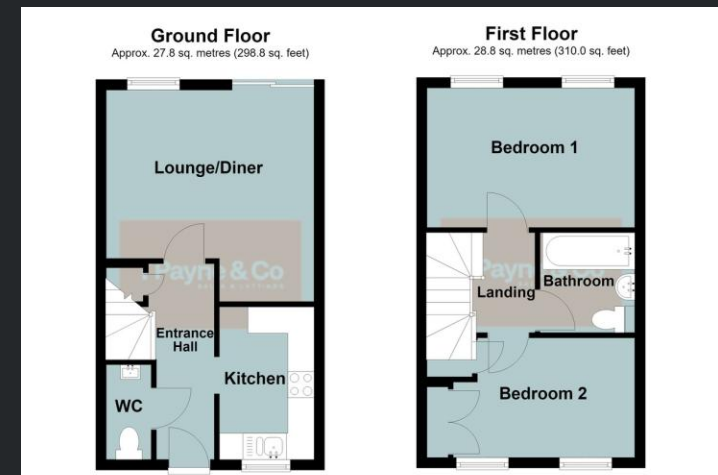
Fitted with three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, single radiator

and tiled flooring.

Outside

The property has allocated parking to the rear and EV Charger to front. The enclosed rear garden is laid to patio, artificial grass with steps down to the garden office/cabin which has electric, lighting and air conditioning (2.44m x 3.66m).

EPC Rating: TBC



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

