

The Gault, Sutton, CB6 2BE

CHEFFINS

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Sutton,
CB6 2BE

4 1 3

Guide Price £300,000

- Detached House
- 4 Bedrooms
- Field Views
- Multiple Reception Rooms
- Property Requires Renovation
- Freehold / Council Tax Band D / EPC Rating F



** No Onward Chain **

Cheffins present to the market this four-bedroom detached house, situated on the outskirts of the village of Sutton.

Set within a generously sized landscaped garden, the property offers a predominantly laid lawn with established shrubs and trees along with a workshop. The internal accommodation includes an entrance hall/dining room, kitchen/breakfast room with pantry, bathroom, sitting room, living room together with 4 bedrooms to the first floor.

This property does require renovation and is offered for sale with no forward chain. For further information please contact us.













LOCATION

Sutton Gault is situated on the outskirts of the village of Sutton. 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 with a mainline rail service via Cambridge (15 miles) to London.

ENTRANCE / DINING ROOM
With door to front, single glazed window to front, fireplace, radiator, stairs rising to first floor, understairs storage cupboard.

KITCHEN / BREAKFAST ROOM
Fitted with a range of base units, cupboards and drawers with work surfaces over, sink, single glazed window to front and side, boiler. Door to pantry.

BATHROOM
Fitted with a three-piece suite comprising low level WC, wash hand basin, panelled bath, radiator, single glazed window to side.

LIVING ROOM
With single glazed window to rear, door to rear, fireplace.

SITTING ROOM
With single glazed window to side and rear, fireplace.

FIRST FLOOR LANDING

BEDROOM 1
With single glazed window to rear, radiator

BEDROOM 2
With two single glazed window to rear, radiator

BEDROOM 3
With single glazed window to front, storage cupboard

BEDROOM 4
With single glazed window to side, radiator.

OUTSIDE
The property is set within mature, generously sized landscaped garden, predominantly laid to lawn and complemented by established shrubs and trees. The property also benefits with a workshop.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

















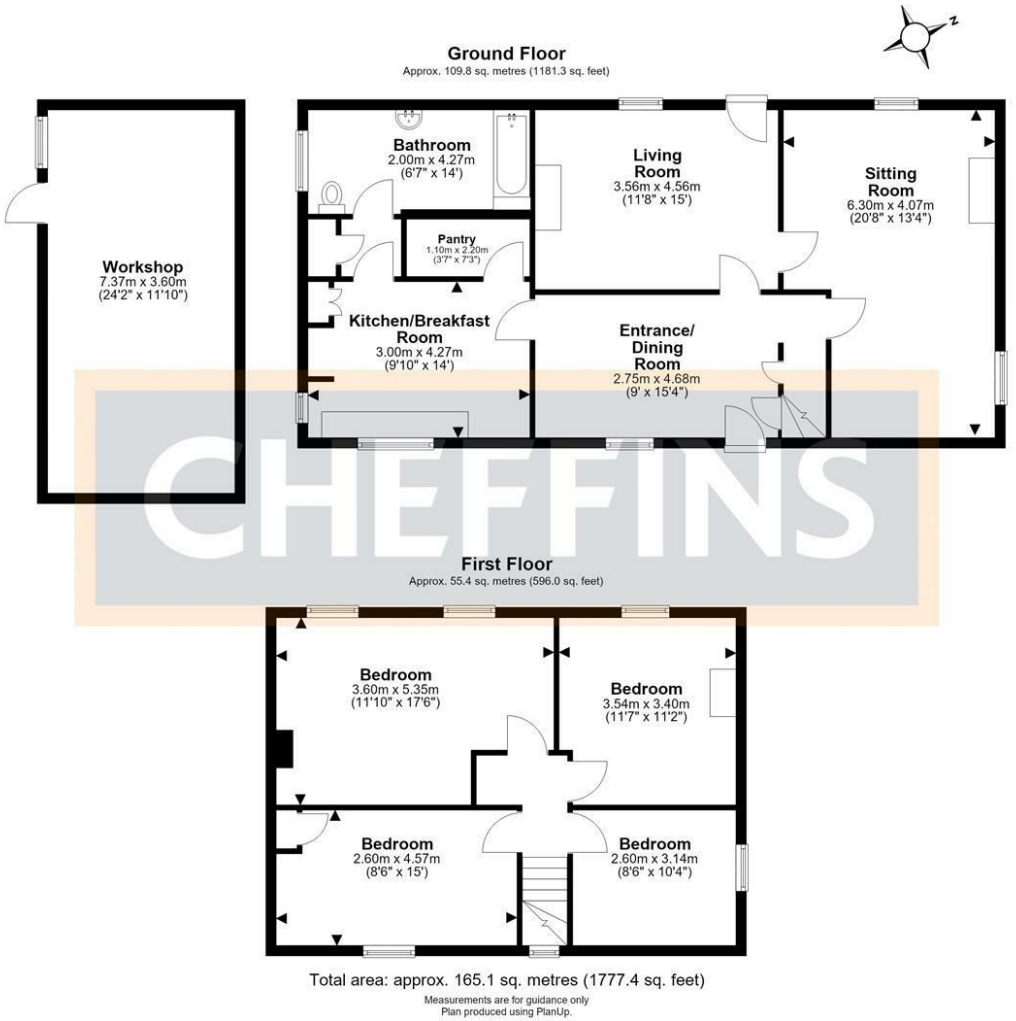

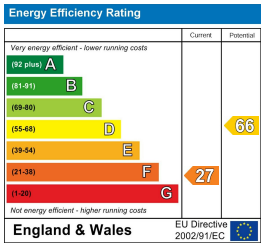

Guide Price £300,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambs District Council

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.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.