



Vermuyden Gardens, Sutton, CB6 2QR

**CHEFFINS**

# Vermuyden Gardens

Sutton,  
CB6 2QR

- NO FORWARD CHAIN
- Kitchen / Diner
- 3 Bedrooms
- Generous Garden to Rear
- 2 Allocated Parking Spaces
- Freehold / Council Tax Band B / EPC C

\*\*\*\* LOOKS CAN BE DECEIVING \*\*\*\*

Offering to the market this well presented, deceptively spacious, 3 bedroom terraced property situated in the popular Town of Sutton and just 0.5 miles from the High Street.

The property comprises of entrance hall, lounge, kitchen/diner, ground floor cloakroom, 3 bedrooms and family bathroom.

Outside there is a generous enclosed rear garden with paved patio and gated access at the rear. There are also 2 allocated off road parking spaces to the side.

This property is further benefitted from being sold with NO FORWARD CHAIN and is available to view by appointment.

3 1 1

Guide Price £215,000





## 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 aspect and door leading into lounge.

## CLOAKROOM

With 2-piece suite comprising low level WC and wash hand basin, window to front, radiator.

## LOUNGE

With door to rear aspect, stairs to first floor, 2 radiators. Door to:

## KITCHEN

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, door and window to rear, window to side, plumbing for washing machine, space for single oven, breakfast bar, sink with mixer tap.

## FIRST FLOOR LANDING

## BEDROOM 1

With window to rear aspect, radiator.

## BEDROOM 2

With window to rear aspect, radiator.

## BEDROOM 3

With window to front aspect, radiator.

## BATHROOM

Fitted with 3-piece suite comprising low level WC, pedestal hand basin and panelled bath with shower over, airing cupboard housing boiler, heated towel rail, window to side aspect.

## OUTSIDE

The rear garden is mainly laid to lawn with paved patio, summerhouse and shed.

There is also off road parking to the rear for 2 cars allocated to the property.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



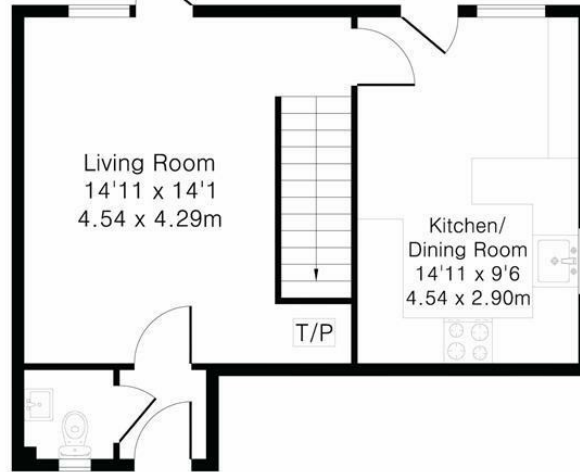




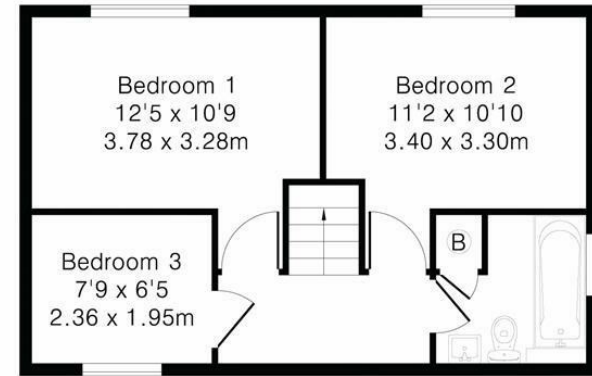
**Approximate Gross Internal Area 742 sq ft - 69 sq m**

Ground Floor Area 387 sq ft – 36 sq m

First Floor Area 355 sq ft – 33 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £215,000

Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambs District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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: 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.