



## Vermuyden Gardens, Sutton, Ely, Cambridgeshire, CB6 2QR

Village Location - Mid-Terraced House - 2 Bedrooms - Kitchen - Lounge & Conservatory - Shower Room - Rear Garden - Off Road Parking - Call To View (01354) 696700

**£175,000**





#### Ground Floor

Entrance Hall  
Electric radiator and laminate flooring.

Kitchen  
2.59m (8'4") x 2.36m (7'7")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with part tiled walls, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to front and vinyl flooring.

Lounge  
4.73m (15'5") x 3.64m (11'9")  
Electric fire with surround, laminate flooring and stairs leading to the first floor.

Conservatory  
Double glazed windows to the side and rear, laminate flooring and door leading to the garden.

#### First Floor

Landing

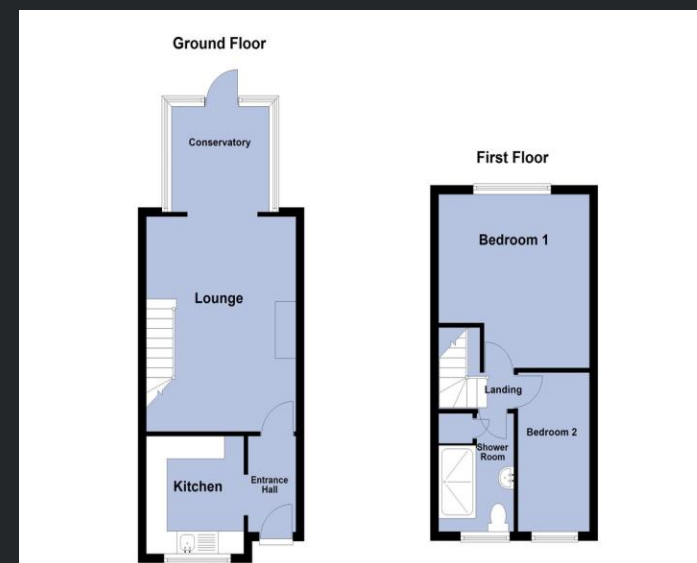
Bedroom 1  
3.82m (12'5") max x 3.65m (11'9")  
Double glazed window to rear, electric radiator and fitted carpet.

Bedroom 2  
3.50m (11'4") x 1.73m (5'6")  
Double glazed window to front, electric radiator and fitted carpet.

Shower Room  
Fitted with three-piece suite comprising walk in shower cubicle, wash hand basin and WC, part tiled walls, double glazed window to front, built in airing cupboard and vinyl flooring.

Outside  
To the front of the property is parking for two vehicles, a low maintenance front garden which is laid to stone chippings. The rear garden comprises of patio and lawn areas and a timber built shed.

EPC Rating: D



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.