



Pound Lane, Sutton, Ely, Cambridgeshire CB6 2PR

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A charming two double bedroom cottage presented in an excellent condition with a good size rear garden, garage and off road parking, situated in a central village location.

- Semi-Detached Cottage
- Lounge & Dining Room
- Kitchen & Utility Room
- Two Bedrooms & Bathroom
- Underfloor Heating & Gas Central Heating
- Enclosed Rear Garden
- Off Road Parking & Garage
- Central Village Location

Guide Price: £250,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 17 miles from Cambridge. There is good access to both cities. Sutton has local shopping facilities and a primary school.

ENTRANCE PORCH with entrance door to front aspect and door into:-

LOUNGE 13'1" x 12'1" (4.00 m x 3.68 m) with window to front aspect, feature fireplace with solid fuel burner, engineered oak flooring, underfloor heating, staircase rising to first floor, radiator.

DINING ROOM 13'1" x 8'10" (4.00 m x 2.69 m) Engineered oak flooring with underfloor heating, radiator, internal window facing utility room, window to side aspect.

KITCHEN 9'2" x 7'8" (2.79 m x 2.34 m) Recently fitted with an attractive range of wall and base units with work surfaces over, four ring gas hob with extractor fan over, inset sink unit with mixer tap over, tiled splashbacks, plumbing for washing machine and dishwasher, oak flooring, window to rear aspect and door to:-

UTILITY ROOM/REAR LOBBY 7'9" x 5'5" (2.36 m x 1.66 m) with power and lighting, doors leading to rear garden, engineered oak flooring.

FIRST FLOOR LANDING with window to side aspect, airing cupboard housing hot water tank, radiator.

BEDROOM ONE 12'1" x 10'2" (3.68 m x 3.10 m) with window to front aspect, bespoke fitted wardrobes and cupboard, radiator.

BEDROOM TWO 9'2" x 7'8" (2.79 m x 2.34 m) with window to rear aspect, radiator.

BATHROOM Fitted with a three piece suite comprising low level WC, wash hand basin and bath with shower attachment over. Tiled splashbacks, vinyl flooring window to rear.

EXTERIOR The fully enclosed east facing rear garden is predominantly laid to lawn with raised decking area directly from the property. Further seating area to the rear and side gated access then leads to the front. The front garden is mainly laid to lawn, and to the left hand side is single garage en-bloc with parking to the front.

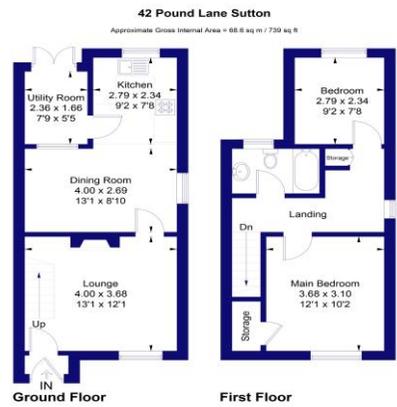
Tenure The property is Freehold

Council Tax Band B **EPC** D (65/86)

Viewing By Arrangement with Pocock & Shaw
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Ref MJW-7194





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.