T Payne & Co
SALES & LETTINGS

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Stimpson Street, Sutton, Ely, Cambs, CB6 2GL

Village Location - Semi-Detached Town House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Main Bathroom, Ensuite To Master & Ground Floor WC - Enclosed Rear Garden - Driveway Parking - Call To View (01354) 696700

£250,000







Ground Floor

Entrance Hall
Double glazed entrance door, boiler cupboard, laminate flooring and stairs to first floor.

Kitchen/Breakfast Room
4.55m (14'11") x 2.01m (6'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer and washing machine, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to front, single radiator and laminate flooring.

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

Lounge
4.06m (13'4") x 2.73m (9') max
Double glazed window to rear, single radiator and double glazed double doors to garden.

First Floor

Landing
Double glazed window to side and doors to:

Bedroom 2
3.81m (12'6") x 2.84m (9'4")
Double glazed window to rear and single radiator.

Bedroom 3
2.41m (7'11") x 1.95m (6'5")
Double glazed window to front and radiator.

Bathroom
1.98m (6'6") x 1.95m (6'5")
Fitted with three piece suite comprising, panelled bath panelled bath with hand shower attachment over, tiled surround and folding glass screen, pedestal wash hand basin with tiled splashbacks and low-level WC, extractor fan and single radiator.

Second Floor

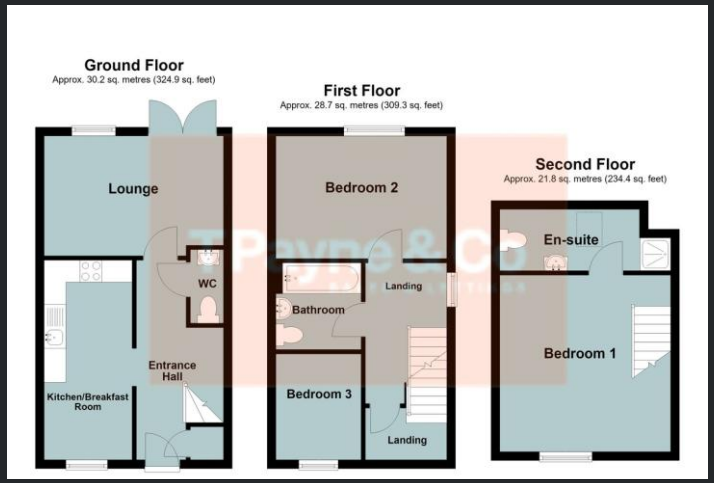
Bedroom 1
4.07m (13'4") x 4.03m (13'3")
Double glazed window to front, single radiator and stairs from first floor, door to:

En-suite
Fitted with three piece suite comprising, wash hand basin with storage under and tiled splashback, tiled shower enclosure and low-level WC, extractor fan, skylight, single radiator and vinyl flooring.

Outside

The property has driveway parking with a side gate which gives access to the enclosed rear garden which is mostly laid to lawn with a patio area and shed.

EPC Rating: B



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Call to arrange a viewing 01354 696700

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.

The Property Ombudsman

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