



## 10 Blaydon Place

Sutton, Ely, Cambs, CB6 2BS

**Guide Price £269,950**



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## Description

Very well presented and spacious 2 bed end of terrace property, situated at the end of a small cul-de-sac in this popular village location. This ideal first-time purchase offers gas central heating and double glazing, cloakroom, kitchen with appliances, two double bedrooms and parking for 2 cars.

### Hallway - 3.91m x 1.4m (12'10" x 4'7")

Part double glazed entrance door. Double glazed window to the front aspect. Stairs to first floor landing with understairs storage. Radiator. Alarm panel. Ceiling light point. Multi-paned door to Lounge/Diner. Door to kitchen.

### WC - 2.06m x 0.97m (6'9" x 3'2")

Double glazed window to the side aspect. Radiator. Low level WC. Wash basin in vanity unit with cupboard under. Tiled splash areas. Extractor. Ceiling light point.

### Lounge/Diner - 4.85m x 4.42m (15'11" x 14'6")

Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Two radiators. TV Point. Coved ceiling with light point.

### Kitchen - 3.86m x 2.41m (12'8" x 7'11")

Double glazed window to the front aspect. Range of units at base and wall level with work surfaces over and a one and a half bowl sink with mixer tap. Integrated single oven with 4 burner gas hob over and stainless-steel extractor canopy above. Integrated dishwasher and integrated fridge/freezer. Tiled splash areas. Radiator. Coved ceiling with light point.

### Landing - 2.39m x 2.06m (7'10" x 6'9")

Access to loft space. Double glazed window to the side aspect. Radiator. Coved ceiling with light point. Airing cupboards with shelving ad housing a gas fired boiler serving central heating and hot water.

### Bedroom 1 - 4.19m x 3.43m (13'9" x 11'3")

Two double glazed windows to the rear aspect. Two radiators. Coved ceiling with light point. Telephone point. Built-in triple wardrobe to one wall with sliding, mirror-fronted doors.

### Bedroom 2 - 3.81m x 2.69m (12'6" x 8'10")

Double glazed window to the front aspect. Radiator. Built-in double cupboard over stairs. TV Point. Coved ceiling with light point.

**Bathroom** - 2.11m x 2.06m (6'11" x 6'9")

'P' Shaped bath with shower over and shower screen. Low level WC. Pedestal wash basin. Heated towel rail. Extractor. Coved ceiling with light point. Tiled splash areas.

**Outside**

To the front of the property is a driveway with two parking spaces. There is a small front garden with a low picket fence, gas meter cupboard and path to the entrance door. A gate to the side of the house leads to the rear garden via a paved path with electric meter cupboard and outside water tap.

The rear garden is laid to an area of lawn with a patio and a raised timber deck and has timber fencing to the boundaries.

**Property Information**

Local Council is East Cambridgeshire District Council

Council Tax Band is B

The property is Freehold with registered Title CB328871

Flood Risk is very Low.

All main Utility services are connected.

Covenants apply but the seller is not aware of any Wayleaves, Easements or Rights of way

Estimated Broadband speeds are Standard

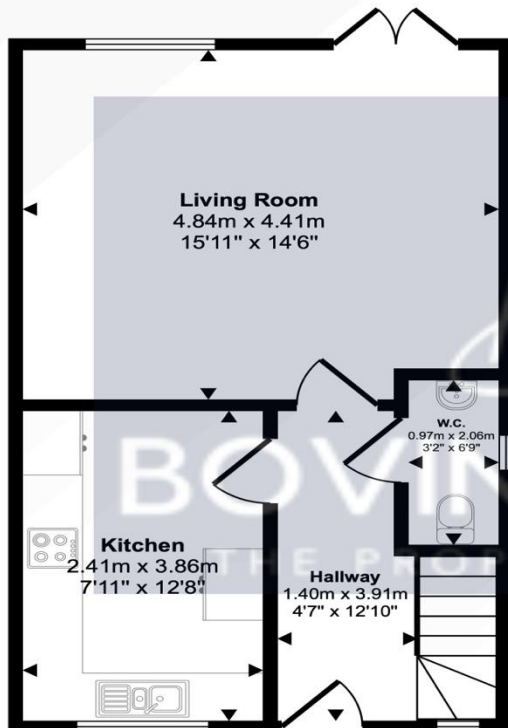
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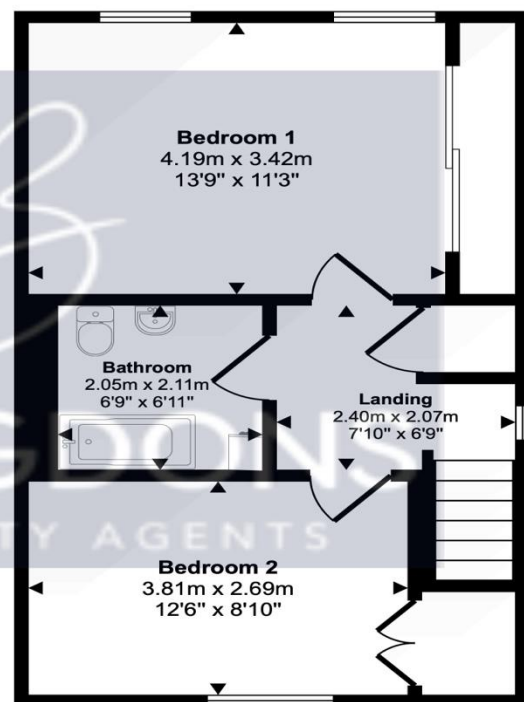




**Approx Gross Internal Area**  
82 sq m / 885 sq ft



**Ground Floor**  
Approx 41 sq m / 437 sq ft



**First Floor**  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Energy Efficiency Graph**

**EPC**

**COMMISSIONED**

## Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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