



51 Windmill Walk

Sutton, Ely, Cambs, CB6 2NH

Guide Price £234,500



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Description

Well-presented 3-bedroom end of terrace home situated in this popular residential location which benefits from gas central heating, double glazing and a single garage. This is an ideal first-time-buyers home and early viewing is recommended.

Hall - 1.93m x 1.47m (6'4" x 4'10")

Stairs to first floor. Radiator. Dado rail. Coved ceiling with light point.

Lounge Diner - 4.11m x 3.91m (13'6" x 12'10" plus 10'2" x 7'7")

Double glazed window to the front aspect. Double glazed patio doors to the rear garden. Two radiators. Coved ceiling with two light points. Two wall light points. Multi-paned door to Kitchen.

Kitchen - 3.12m x 2.46m (10'3" x 8'1")

Double glazed window to the front aspect. Range of units at base and wall level with work surfaces over. Single bowl sink with mixer tap. Tiled splash areas. Space and plumbing for automatic washing machine. Integrated single electric oven with 4-ring induction hob over. Under stairs storage cupboard. Radiator. Tiled floor.

Landing

Access to part boarded loft space with ladder. Coved ceiling with light point. Mains wired fire alarm. Cupboard housing Vaillant gas fired boiler serving central heating and hot water.

Bedroom 1 - 3.68m x 2.77m (12'1" x 9'1")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point.

Bedroom 2 - 3.63m x 2.69m (11'10" x 8'10")

Double glazed window to the rear aspect. Radiator. Coved ceiling with light point.

Bedroom 3 - 2.79m x 2.01m (9'2" max x 6'7")

Double glazed window to the front aspect. Radiator. Coved ceiling with light point. Cupboard over stairs.

Bathroom - 1.83m x 1.98m (6'0" x 6'6")

Panelled bath with mixer tap and shower attachment. Low level WC. Wash basin in vanity unit with drawers under and mixer tap. Heated towel rail. Double glazed window to the rear aspect. Tiled splash areas. Coved ceiling with ceiling light point.

Outside

The good-sized front garden is laid mainly to lawn and has a wooden picket fence to the border and a path to the entrance door.

The rear garden has a patio, area of lawn, timber garden shed, water tap, recently fitted timber fencing to boundaries with a gate to the side leading to an area to the rear with a single garage.

Property Information.

Local Council is East Cambridgeshire District Council - Council Tax Band is A. The property is Freehold with registered title CB212807

Flood Risk is very low.

All main utilities are connected to the property.

Restrictions apply but there are no Wayleaves, Easements or Rights of Way

Estimated Broadband speeds are

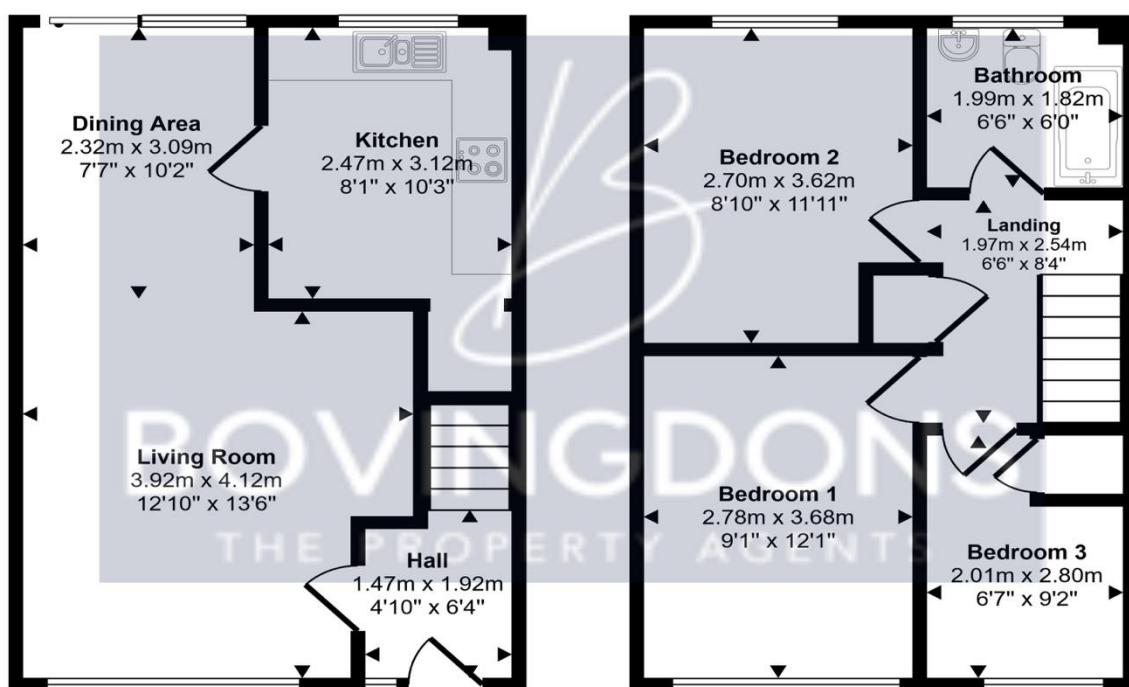
Standard 16mbps, Superfast 58 mbps,

Ultrafast 2000mbps





Approx Gross Internal Area
73 sq m / 785 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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