



**The Brook, Sutton, Ely, Cambridgeshire CB6 2QQ**



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An opportunity to purchase a detached three bedroom bungalow, in need of improvement, with a twin/double garage and the benefit of no upward chain.

- Detached Bungalow
- Three Bedrooms
- Living Room
- Kitchen
- Bathroom
- Driveway Parking
- Double Garage
- Front and Rear Gardens
- No Upward Chain

**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 HALL** Entrance door with glazed leaded light style inset and window to side. Hatch to roof space, radiator, airing cupboard with hot water cylinder and linen shelves. Door to living room.

**LOUNGE/DINING ROOM** 21'11" x 11'11" (6.69 m x 3.64 m) Dual aspect with three double glazed windows to front and one to side. Two radiators.

**KITCHEN** 11'10" x 9'7" (3.64 m x 2.93 m) with double glazed window and door to side. Fitted with a matching range of wall and base units with inset 1 & 1/3 single drainer sink unit with mixer tap. There is a four ring hob and double oven/grill although we believe they may not be in working order. Recess for upright fridge freezer, space and plumbing for automatic washing machine, breakfast bar, radiator, tiled surrounds.

**BEDROOM ONE** 11'11" x 10'4" (3.63 m x 3.15 m) with window side. Radiator.

**BEDROOM TWO** 11'4" x 10'0" (3.45 m x 3.05 m) with the window to rear. Radiator.

**BEDROOM THREE** 11'11" x 8'9" (3.62 m x 2.66 m) with window side. Radiator.

**BATHROOM** with window side. Mainly white suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Tiled surrounds. Radiator and tiled floor.

**EXTERIOR** The property is set back from the road behind a frontage which is presently gravel with a retaining hedge. Adjacent to this is a driveway which provides parking for several vehicles and in turn leads to the twin/double garage. The rear garden is laid to lawn.

#### **AGENTS NOTE - Easements**

We've been advised that there are two easements relating to this property.

1 - A drainage easement.

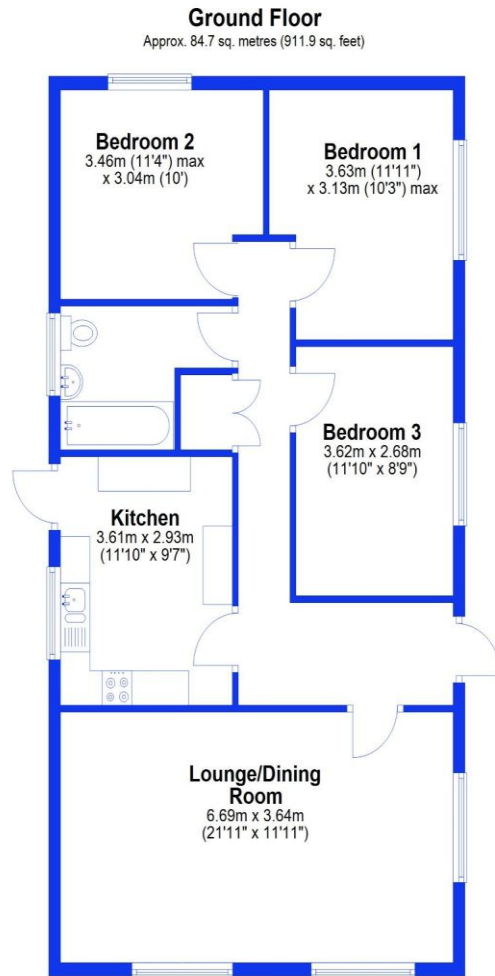
We understand that an easement exists for the maintenance, repair and renewal of the drain allowing the responsible parties legal access to the property for these purposes.

2 - A right of access easement.

An easement grants the owner of the neighbouring property known as 'Carisbrooke' a right of access across the property for the purpose of accessing the rear of their premises.

Further details regarding these easements can be provided upon request. As this constitutes a legal matter, we strongly recommend that any parties with a serious interest in the property seek advice from their legal representatives.





Total area: approx. 84.7 sq. metres (911.9 sq. feet)



**Tenure** The property is Freehold

**Council Tax** Band D **EPC** To Follow

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** GVD-7307

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. All measurements are approximate. (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.