



DARBYS YARD, SUTTON, CB6 2RS

OFFERS AROUND £165,000

10 Darbys Yard, Sutton, Ely, Cambridgeshire, CB6 2RS

A modern excellently presented two bedroom end of terraced home situated on a pleasant development.

2 bedrooms - bathroom - lounge/dining room - kitchen - cloakroom - gas central heating - rear garden - allocated parking

Sutton is a large village approximately, 6 miles west of the Cathedral city of Ely. Its facilities include a range of day-to-day shopping facilities, doctors surgery and pharmacy, a primary school, public house, British Legion and "The Anchor Inn" at nearby Sutton Gault. There is also a chip shop/Chinese takeaway and an Indian restaurant. Ely provides a full range of shopping, schooling and sporting facilities with a main line railway service via Cambridge to London.

The property has been presented to the highest standard throughout by the current owners and has a show home feel to it, with impeccable contemporary styling. Built by Messrs 'Freshwater Estates', in 2006 the development has proved popular and is very sought-after.

There is a spacious lounge/dining room to the rear and attractive kitchen to the front, two double bedrooms and bathroom on the first floor.

The rear garden also has an extremely pleasant feel to it with a patio area and lawn leading to the rear gate which in turn leads to the parking space.



Features of Note

- No upward chain
- South facing garden
- Ideal for first time buyers
- Immaculate throughout
- Allocated parking

Agents Note

Service Charge £130 pa.
The vendor is an employee at TuckerGardner

Services

All mains services are connected.

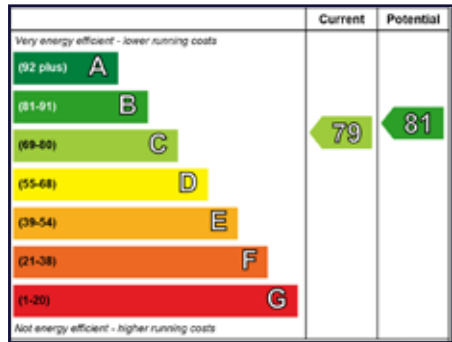
Tenure

The property is being offered for sale freehold with vacant possession upon completion.

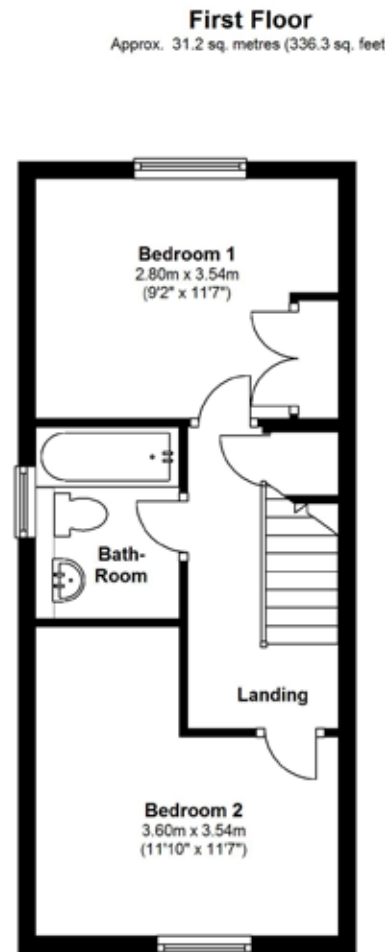
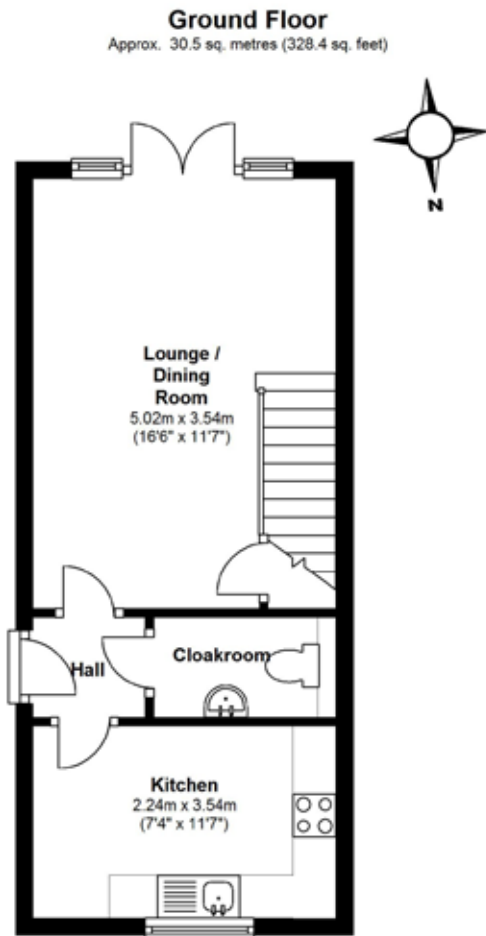
Local Authority

East Cambridgeshire District Council
Tel: 01353 665555.
Tax Band: B

Energy Efficiency Rating



The full version is available on our website or on request.



Total area: approx. 61.8 sq. metres (664.7 sq. feet)

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