



Bellairs, Sutton, Ely, CB6 2RW

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Bellairs, Sutton Ely, Cambridgeshire CB6 2RW

A modern well presented two bedroom mid-terrace house with allocated parking in this popular well served village location. Also being offered with the benefit of no upward chain.

- Entrance Hall & Cloakroom
- Living/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Rear Enclosed Garden
- Allocated Parking
- No Upward Chain

Guide Price: £210,000



ENTRANCE HALL with front door leading into entrance hall, tiled floor, radiator, staircase rising to to first floor with understairs storage cupboard.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash basin with tiled splashbacks. Radiator.

LIVING / DINING ROOM

13' 2" x 10' 10" (4.03m x 3.32m) with wood effect laminate flooring, double glazed window to rear and double glazed double sliding doors leading to rear garden. Two radiators.

KITCHEN 9' 7" x 5' 10" (2.94m x 1.80m)

Fitted with a matching range of wall and base units with work surfaces over and inset 1 & 1/2 bowl stainless steel single drainer sink unit with mixer tap. Four ring gas hob with built-in electric oven below. Wall mounted gas boiler serving the central heating and hot water systems, appliance spaces for washing machine, dishwasher and fridge freezer, double glazed window to front.

FIRST FLOOR LANDING with access to loft, radiator.

BEDROOM ONE 13' 3" x 8' 11" (4.04m x 2.73m) with double glazed window to rear, radiator, laminate wood effect flooring.

BEDROOM TWO 10' 11" x 7' 5" (3.33m x 2.28m) with double glazed window to front, radiator, laminate wood effect flooring, built-in wardrobe and airing cupboard.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with shower over, pedestal wash basin, low level WC and tiled surrounds. Spotlights to ceiling, radiator.

EXTERIOR

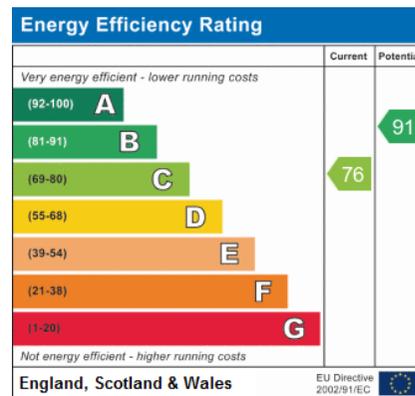
To the front of the property is a pathway to the front door with lawns and shrubs to either side. The rear garden is enclosed by wood panel fencing with patio area directly from the property, partially laid to lawn with timber shed, gated pedestrian access which in turn leads to the **ALLOCATED PARKING SPACE**.

TENURE The property is freehold.

COUNCIL TAX Band B

VIEWING By appointment with Pocock & Shaw
01353 668091 Email: ely@pocock.co.uk

REF AW/6369

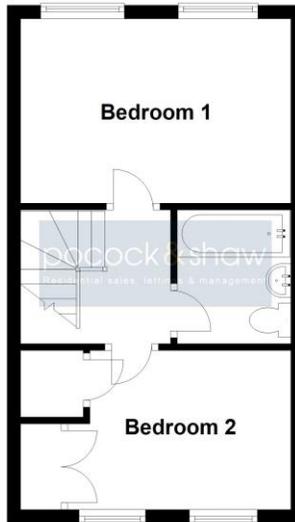




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, all details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances, if shown, have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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.

