

Prospect House, 3a St Thomas Place, Ely,
Cambs., CB7 4EX
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18 Pound Lane, Sutton, CB6 2PR
Asking Price £250,000

 2  1  2  D



Pound Lane, Sutton



Total Area: 66.1 m² ... 711 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

- Charming Detached Cottage
- 2 Reception Rooms
- Kitchen & Bathroom
- Gas Fired Radiator Heating
- Enclosed Garden
- Fine Non Estate Location
- 2 Double Bedrooms
- Fireplaces & Exposed Timbers
- Double Glazed Windows
- Parking & Detached Garage



A charming detached cottage situated in a fine non-estate location close to the centre of this well served village. The accommodation, which includes fireplaces and exposed beams, in brief, comprises:- entrance porch, sitting room, dining room, kitchen with ceramic sink and good range of fitted wall and base units with door to front aspect To the first floor there 2 double bedrooms and a bathroom. Heating is gas fired to radiators and the windows are sealed unit double glazed. There is an fully enclosed garden with lawn and large paved patio area with beautiful planted borders, Driveway leading to off street parking for 1 car and a single garage. The Council Tax rating is currently Band C and the EPC rating is currently Band D.

Sutton is a well served village with a good range of facilities including a primary school, hairdressers, public house, various take-away's, doctors surgery, pharmacy, convenience store and Co-op, all of which are within close proximity of the property.

Directions to the property using What3Words.
Enter the link in your browser then click on
Waze or Google Maps:

<https://w3w.co/sculpture.toolbar.establish>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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