



Tramar Drive, Sutton, Ely, Cambridgeshire
CB6 2QP
www.pocock.co.uk

pocock & shaw
Residential sales, lettings & management

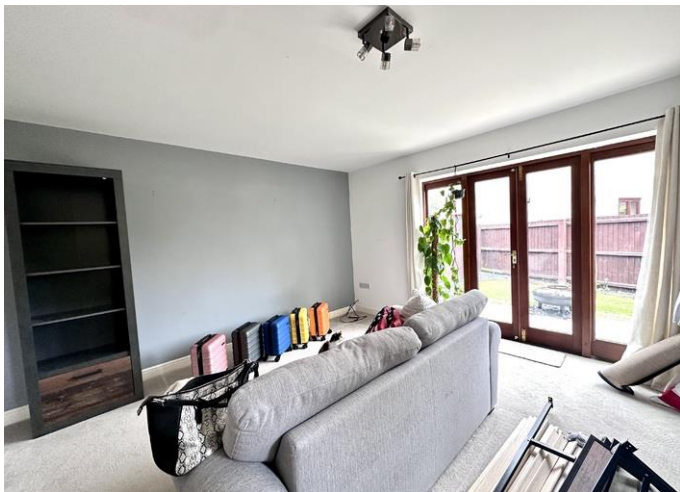
1b Tramar Drive, Sutton, Ely, Cambridgeshire, CB6 2QP

A good sized two bedroom semi-detached house with off road parking and gas central heating situated in the popular village of Sutton. Available Mid August 2023.

- Entrance Hall
- Kitchen/Breakfast Room
- Spacious Lounge
- Cloakroom
- Two Bedrooms
- Family Bathroom
- Gas Central Heating with Underfloor Heating To The Ground Floor
- Driveway Parking
- Enclosed rear Garden

Rent: £895 PCM

Deposit: £1032



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 With entrance door leading into hallway, stairs leading to the first floor with useful under stair recess.

KITCHEN/BREAKFAST ROOM 100'5" x 6'8" (30.60 m x 2.02 m) with double glazed window to front. Fitted with an attractive range of base and wall units with worktop over, inset stainless steel sink unit and mixer tap and tiled splashbacks. Four ring gas hob and built in electric oven with stainless steel canopy over, space and plumbing for washing machine & dishwasher and space for fridge freezer. Ceramic tiled flooring.

LOUNGE/DINING ROOM 16'6" x 13'11" (5.02 m x 4.24 m) with double glazed patio door opening onto the rear garden. Useful under stair cupboard.

CLOAKROOM with window to front. Fitted with two piece suite comprising low level WC, wash hand basin, tiled splashbacks, ceramic tiled floor and wall mounted boiler.

FIRST FLOOR LANDING

BEDROOM ONE 16'6" x 9'11" (5.02 m x 3.03 m) with window to rear, radiator.

BEDROOM TWO 14'2" x 10'2" (4.32 m x 3.09 m) with window to front, radiator.

FAMILY BATHROOM with Velux window to front. Fitted with a three piece suite comprising low level WC, wash hand basin, bath with mixer tap & shower attachment over. Tiled splashbacks and tiled flooring. Wall mounted heated towel rail, extractor fan.

EXTERIOR To the front is a driveway providing off road parking for two cars (depending on size). The enclosed rear garden is mainly laid to lawn with a paved patio area with gated access.

NOTES The property is Fully Managed.
Council Tax Band C
EPC Rating C (72)

Viewing By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref JVD/6763



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

