



Fountain Farm, The Gault, Sutton CB6 2BE

welcome to

Fountain Farm, The Gault, Sutton

A detached cottage requiring complete renovation located in a rural position with approximately 0.39 acres (stms) with two reception rooms and two bedrooms - Viewing highly recommended.

Utility Room

With radiator, windows to side and front aspects, walk in cupboard and doors to:

Inner Hall

With door to:

Cloakroom/W.C.

With low level w.c, wash hand basin, window to rear aspect.

Kitchen

With a basic range of base units with work surfaces over to two sides, wall units, inset double drainer and sink unit, spaces for appliances, storage cupboard, two windows to rear aspect.

Reception Room

With radiator, stairs leading to first floor, windows to front and side aspect and archway to:

2nd Reception Room

With radiator, feature wall with feature fire, window to front aspect and double doors to side.





First Floor Landing

With window to rear aspect and doors to:

Bedroom One

With radiator and double glazed windows to front and side aspects.

Bedroom Two

With radiator and window to front aspect.

Bathroom

With bath tub, low level w.c, wash hand basin, radiator and window to side aspect.

Outside

As previously mentioned the property sits in approximately 0.39 acres (stms) and is laid to rough land with outbuildings.

Agents Notes

1. Heating to the property is oil. Please contact the branch for further information.
2. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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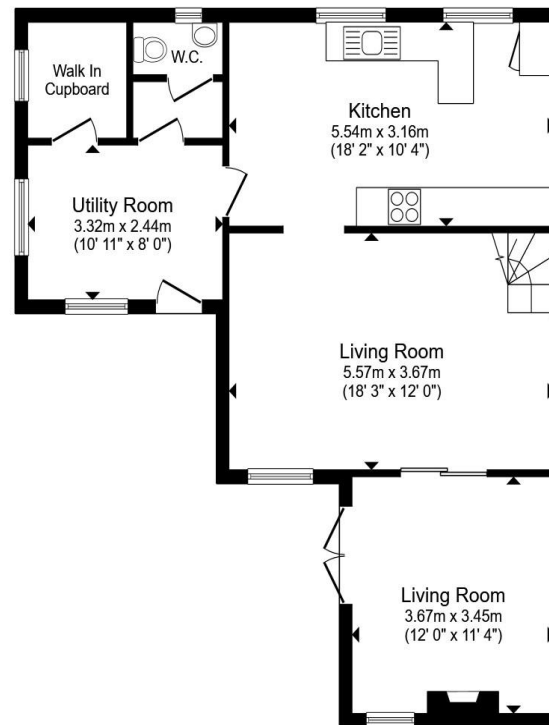
Fountain Farm, The Gault, Sutton

- No Onward Chain
- Complete Renovation Required
- Detached Cottage
- Approx. 0.39 Acres (STMS)
- Two Bedrooms

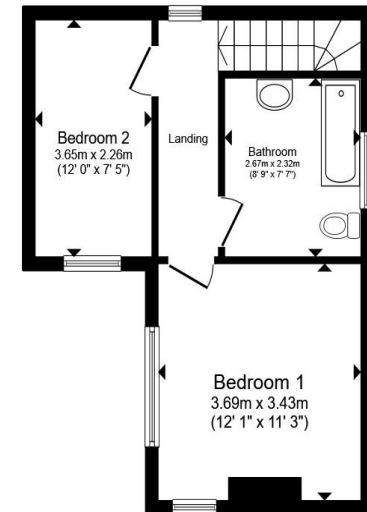
Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£190,000



Ground Floor



First Floor

Total floor area 99.4 m² (1,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
ELY110474 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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