



11 Ash Grove
Burwell, Cambridgeshire CB25 0DR
Guide Price £190,000

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A superb opportunity to purchase a mid-terrace bungalow with private garden and set within this popular and highly regarded village

Accommodation includes entrance hall, living/dining room, kitchen, conservatory, two bedrooms.

Leasehold - retirement complex for the over 55.

Council Tax: C

EPC: D

Accommodation Details

Entrance Hall

Airing cupboard housing hot water cylinder, electric meters and storage space, further storage cupboard with shelving, emergency pull cord, doors to

Living Room

5.24m x 3.17m (17'2" x 10'4")
TV and telephone connection points, storage heater, emergency pull cord, opening to kitchen, patio doors to conservatory

Conservatory

2.90m x 2.80m (9'6" x 9'2")
With power points and windows to all sides and rear aspect, French style door leading out to the rear garden.

Kitchen

3.17m x 2.19m (10'4" x 7'2")
Fitted with a range of wall mounted and base storage units with working top surfaces over, stainless steel sink with drainer, built-in electric oven, separate four ring hob, fridge/freezer, washing machine, window to the front aspect.

Bedroom 1

4.44m x 2.88m (14'6" x 9'5")
Built in wardrobe, storage heater, TV and telephone connection point, emergency pull cord, window to the rear aspect.

Bedroom 2

2.80m x 1.97m (9'2" x 6'5")
With window to the rear aspect, storage heater, TV aerial connection point, emergency pull cord.

Bathroom

2.42m x 1.49m (7'11" x 4'10")
Suite comprising low level WC hand wash basin and bath, emergency pull cord, wall mounted electric heater.

Outside

Small frontage laid to lawn with shrub and hedge borders.

Courtyard style garden to the rear with outbuilding.

Outbuilding

2.95m x 2.40m (9'8" x 7'10")
Useful storage space.





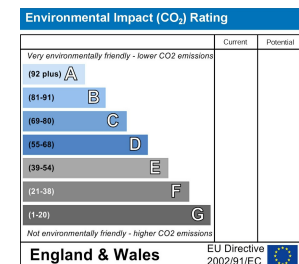
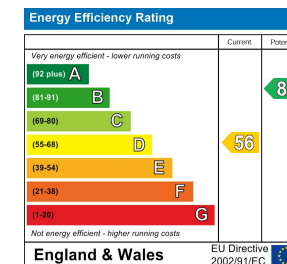
Floor Plan



Outbuilding

Total floor area 105.7 sq.m. (1,135 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).



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