



Ash Grove, Burwell CB25 0DR

Guide Price £135,000

MA

Morris Armitage

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A modern end of terrace chalet style property nestling within this established retirement development and located within this popular village setting.

Offering surprisingly spacious rooms throughout, this property boasts A sizeable living room, kitchen, two bedrooms (with en-suite to the master) and a family bathroom.

NO ONWARD CHAIN – minimum age 55.

Sitting/Dining Room 17'8" x 14'8" **(5.41m x 4.49m)**

Spacious sitting/dining room, feature fireplace with wooden mantel. TV connection point. Radiators. Under staircase storage. Window to the front aspect. Stairs leading to the first floor landing. With doors leading to the kitchen, Bedroom 2, bathroom and front.

Kitchen 8'7" x 5'9" (2.64m x 1.76m)

Fitted with a range of eye and base level storage units with worktop over, inset stainless steel sink and drainer, tiled splashback areas, space and plumbing for fridge and washing machine. Window to the front aspect. Door leading to the sitting/dining room.

Bedroom 2 10'10" x 8'10" (3.32m x 2.70m)

With window to the rear aspect. Radiator. Doors leading to the sitting/dining room and rear courtyard.

Bathroom

Three piece suite comprising of low level WC, wash basin and panelled bath. With door leading to the sitting/dining room.

Landing

With door leading to Master bedroom. Stairs leading to the ground floor.

Master Bedroom 27'3" x 11'5" (8.33m x 3.49m)

Double bedroom with built in sliding door wardrobes, storage cupboard, radiators, access to loft and windows to

the front and rear aspect. Doors leading to en suite and landing.

En Suite

Three piece suite comprising of low level WC, wash basin and enclosed shower cubicle. Door leading to Master bedroom.

Outside - Front

Small frontage with pathway to entrance door.

Outside - Rear

Enclosed courtyard area boarded by mature hedging and pathway. Allocated parking.

PROPERTY INFORMATION

Maintenance fee - £321.12 per month (includes water)

Ground Rent £107 every six months.

EPC - D

Tenure - Leasehold

Council Tax Band - C (East Cambs)

Property Type - End terrace Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 64 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available

56Mbps download, 9Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants –

None that the vendor is aware of

Location - What 3 Words -

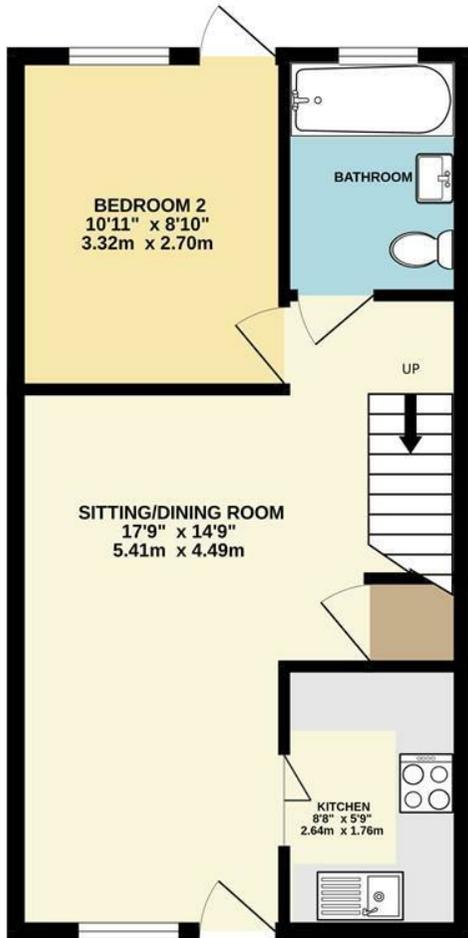
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Location

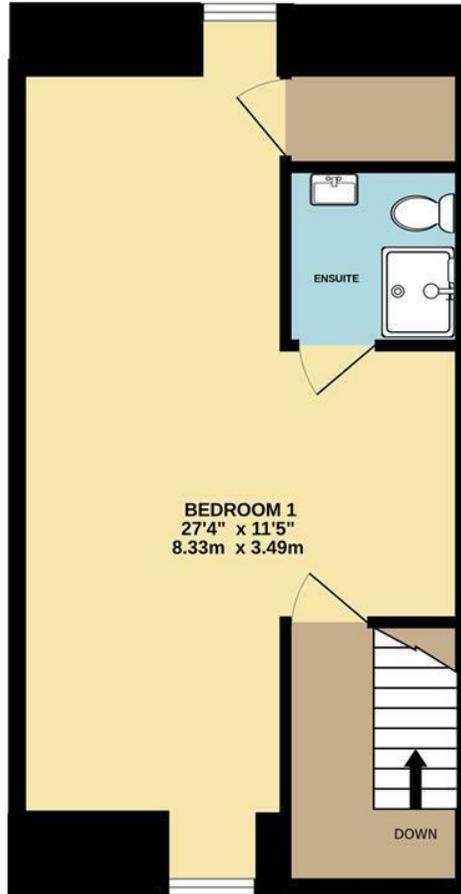
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



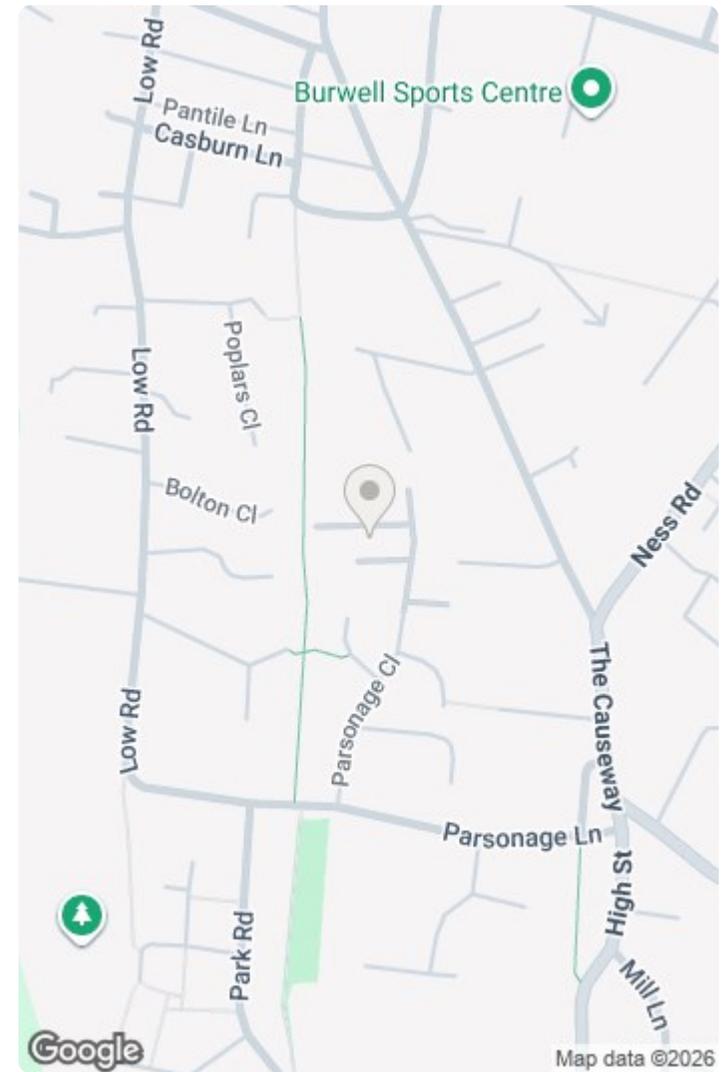
1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
A (1-14)		86	A (1-14)		
B (15-20)			B (15-20)		
C (21-25)			C (21-25)		
D (26-35)		66	D (26-35)		
E (36-45)			E (36-45)		
F (46-55)			F (46-55)		
G (56-65)			G (56-65)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

