

property details **approval form**

18 Ash Grove, Burwell, Cambridge, Cambridgeshire, England, CB25 0DS

Date: 18 July 2024

Property Ref and Version: NMT103968 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £170,000

Tenure: Leasehold

>> **key features**

- > Over 55's Retirement Village
- > Two Double Bedrooms
- > En-Suite to Master
- > Exclusive Residents Lounge
- > No Upward Chain
- > EPC Rating: Awaited

>> **short description**

The team here at William H Brown, Newmarket are delighted to offer to the market this beautifully presented over 55's two bedroom end of terrace home in the extremely sought after mini-village of Ash Grove in the even more sought after village of Burwell.

>> **long description**

The team here at William H Brown, Newmarket are delighted to offer to the market this beautifully presented over 55's two bedroom end of terrace home in the extremely sought after mini-village of Ash Grove in the even more sought after village of Burwell. With key travel links and bus routes meaning you are never isolated from those necessary day trips and outings.

The property boasts a clean and modernised interior having been recently redecorated throughout, including new heating installed; two double bedrooms, kitchen and spacious lounge, ground floor bathroom and en-suite to the master bedroom on the first floor.

Residents have exclusive access to a communal residents lounge which is great for socialising and hosts community events frequently, there is communal garden spaces offering a peaceful and quintessential space for relaxation and rest.

This home is sure to be swept up quick so arrange your viewing today with the team in our Newmarket office!

Your William H Brown office: Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT
T 01638 660633 E newmarket@williamhbrown.co.uk

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>> **directions**

>> **Agent Note**

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>> **room description**

Ground Floor

Front Garden

Mostly communal lawn frontage with communal/private parking. A small private section of front lawn and decorative shrubbery and patio leading to front door,

Lounge

18' 5" x 12' 1" Max (5.61m x 3.68m Max)

Entry through obscure double-glazed PVC door to front aspect. Double-glazed window to the front aspect, two storage heater radiators, television points, small cupboard under the stairs, open door way through to the kitchen, stairs rising to the first floor and door leading to Bedroom 2.

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m)

PVC Double-glazed window to the rear aspect, double-glazed window to the rear aspect, storage heater radiator.

Bathroom

Part tiled bathroom, obscure double-glazed window to the rear aspect, bath tub with shower over, low level wc, wash hand basin and chrome heated towel rail.

First Floor

First Floor Landing

Sizeable landing space with option for multiple uses such as storage/seating etc.

Master Bedroom

22' 11" Max x 11' 6" Max (6.99m Max x 3.51m Max)

Large bedroom with dual aspect double glazed windows to both rear and front aspect, fitted double fronted wardrobe, built in storage cupboard and door to en-suite.

En-Suite

Fully tiled, shower cubicle, low level wc, wash hand basin and chrome heated towel rail. Extractor fan.

Rear Garden

Small lawn and gravel rear garden space with decorative shrubbery and path leading to rear parking access.

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>> **room description**

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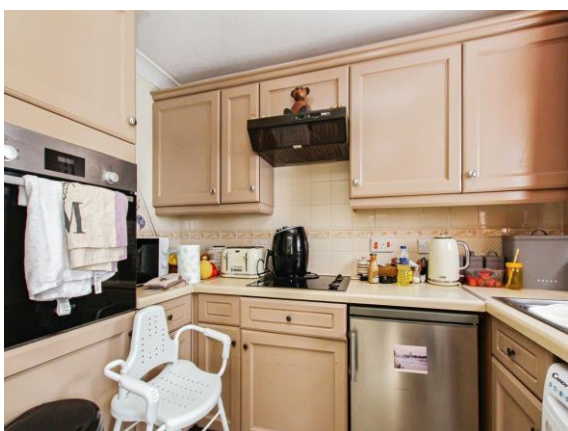
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>> floor plan



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.focalagent.com

>> approval

	Signature	Date
Ethan Richardson		18/07/2024
Mrs M. Hawes	*	18/07/2024