

pocock & shaw

Residential sales, lettings & management



21 Ash Grove
Burwell
Cambridgeshire
CB25 0DR

A wonderful opportunity to purchase an attractive cottage style, 2 bedroom retirement house for the over 55's, set within an exclusive development close to the centre of this well-served and popular village. Generous sitting room, fitted kitchen, bedroom/dining room, ground floor bathroom plus an impressive master bedroom with en-suite shower room. EPC: D

Guide Price £205,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

This superbly presented two bedroom 'cottage style' chalet is pleasantly positioned in a courtyard arrangement of beautifully maintained gardens, and benefits from well-proportioned and well-presented accommodation arranged over two floors.

With the benefit of nearby parking and with easy access to the excellent on-site facilities, the property is conveniently situated for Burwell's abundant local amenities and thriving community.

With the added benefit of warden control alert assistance throughout the property, electric heaters and a fitted stair-lift, refitted uPVC front and rear doors, secondary double glazing to the ground floor and replacement windows to the first floor, in detail the accommodation includes:-

Ground Floor

Sitting Room 5.47m (17'11") x 3.67m (12') max
With an entrance door, window to front aspect, two electric storage heaters, stairs leading to 1st floor, fitted stair-lift, under stairs storage cupboard, emergency pull cord.

Kitchen

2.72m (8'11") x 1.73m (5'8")
Fitted with a matching range of base and eye level units with under-lighting and worktop space over, composite sink unit with single drainer and swan neck mixer tap, tiled surround, plumbing for washing machine, space for fridge, fitted eye level electric fan assisted oven, four ring electric hob with extractor hood over, with a window to front aspect.

Dining Room / Bedroom 2

3.22m (10'7") x 2.71m (8'11")
With a window to rear aspect, door to rear garden area, emergency pull cord.

Bathroom

Recently refitted with a walk in bath shower combo allowing low-level easy access, a low-level WC, hand-wash basin in fitted vanity unit with storage under and above, tiled surround, with an opaque window to rear aspect, heated towel rail, emergency pull cord.

First Floor

Landing

A spacious landing area with clever use of the space to include a fitted storage cupboard with useful hanging rails and shelving.

Master Bedroom

6.98m (22'11") x 3.50m (11'6") max
With a window to front and rear aspects, electric storage heater, single door airing cupboard housing the hot water cylinder, sliding door wardrobe and further single door storage cupboard, emergency pull cord.

En-suite Shower Room

Fitted with a matching suite comprising shower enclosure with glass screen door, shower above, low-level WC, hand-wash basin in vanity unit with storage under, extractor fan, heated towel rail, shaving light and mirror, emergency pull cord.



Services

Mains water, drainage and electricity are connected.

Tenure

The property is leasehold and held on a 139 year lease granted in October 1988. There is an annual service charge of £3741.74, which includes the on call warden, water rates, buildings insurance, communal maintenance and outside lighting, gardening etc. There is a ground rent charge of £215.30.

Important Note

It is a condition of the lease that residents must be over the age of 55 years.

Council Tax Band:C East Cambridgeshire District Council.

Viewing:

Strictly by prior arrangement with Pocock & Shaw.



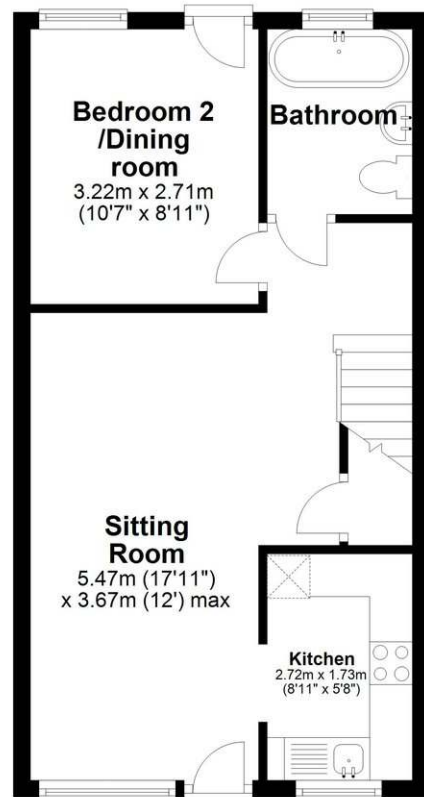
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59 High Street, Burwell, Cambridgeshire

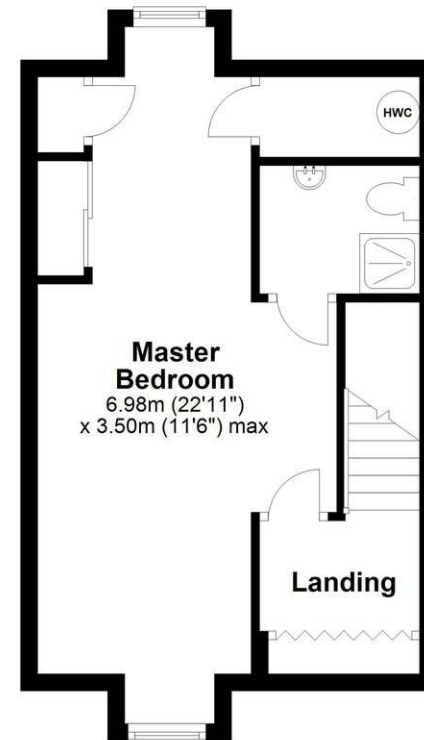
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Ground Floor



First Floor



An independent firm with five local offices and London marketing via the Mayfair Office

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