



Ash Grove, Burwell, Cambridge, Cambridgeshire

Pocock + Shaw

7 Ash Grove
Burwell
Cambridgeshire
CB25 0DR

A superbly presented 2 bedroom bungalow standing in a sought after position within an attractive over 55's retirement scheme. The property is offered with no chain and benefits from a fitted kitchen and modern shower room and a living room/dining room with a private aspect over a south facing secluded garden. Features include beautifully maintained communal gardens, off road parking close to the property and access to the shared amenities and facilities within the main building.

Guide Price £160,000



Location () 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.

Ash Grove () is a development of high quality retirement apartments, bungalows and cottage style properties for independent living, situated in a convenient position within this much sought after village. The properties have the service from a 24hr emergency call line response system and the development also provides a number of communal facilities including a residential lounge, quiet room and laundry facilities. There is an active social club and we understand that hairdressers and a masseuse visit at regular intervals. There are also guest suites available to hire should you have an occasional overnight member of the family or guest. It is also close to a well-used day Centre.

Entrance Hall () with a part glazed entrance door, built in cupboard

Kitchen 8'9" x 7'3" (2.67 m x 2.20 m) with a range of fitted base and wall mounted units, stainless steel sink unit and drainer, integrated eye level oven and grill, 4 ring ceramic hob with extractor hood over.

Living Room/ Dining Room 15'11" x 10'3" (4.85 m x 3.12 m) with sliding patio doors overlooking the rear garden.

Bedroom 1 14'1" x 8'9" (4.29 m x 2.66 m) with a built in wardrobe with mirrored sliding doors.

Bedroom 2 8'10" x 6'5" (2.69 m x 1.95 m)

Shower Room () with a modern suite comprising a corner shower cubicle, hand basin with storage under, concealed cistern low level WC, tiled walls.

Outside

The property forms a part of a well regarded retirement scheme with delightful established and superbly maintained communal gardens and conveniently situated with good access to the village amenities.

The bungalow stands in a good position within the development with an attractive established frontage and a private south facing rear garden laid to lawn and with a paved patio area and a timber shed.

The front of the property is approached via shared pathways leading around the retirement complex and with a communal parking area located very close to hand.

Tenure

The property is leasehold and is held on a 99 year lease from 1 October 1988. There is an annual maintenance charge of £3,585.94 which covers buildings insurance, communal maintenance, lighting gardening and water. There is ground rent charge of £107.76 paid twice yearly.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is in a low flood risk area.

Internet connection, basic: 17Mbps, Ultrafast: 58Mbps. Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax Band C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS



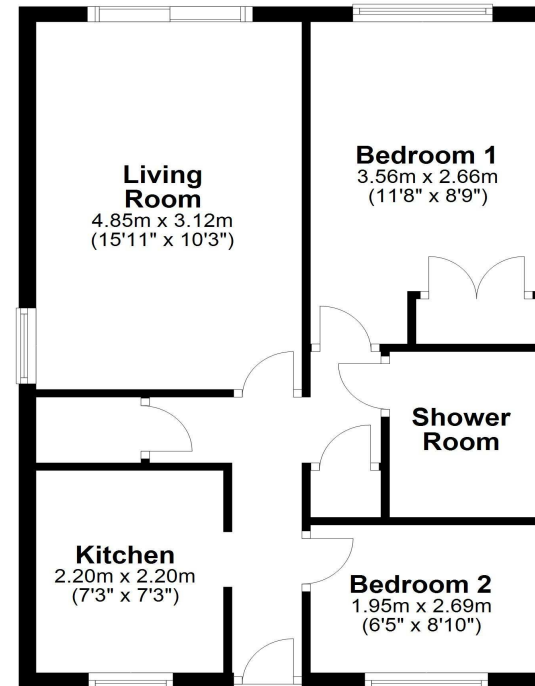
- 2 Bedrooms
- Living room/dining room
- Fitted kitchen
- Modern shower room
- Private south facing garden
- Over 55's retirement complex
- Delightful communal gardens



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

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Ground Floor



Total area: approx. 49.5 sq. metres (533.0 sq. feet)

