



22 Ash Grove

Burwell, Cambs, CB25 0DR

Starting Bid £90,000



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Burwell

This highly sought-after village is located some 5 miles from the Racing town of Newmarket and 13 miles from the historic City of Cambridge, both of which have an extensive range of shopping, educational, leisure, retail and culinary outlets. The village itself has a regular bus service, primary school, doctors' surgery, Post Office, church, petrol station, pubs and other small local shops. Rail stations can be found at both Newmarket and nearby Soham and access to the A14 road junctions are at Newmarket and Cambridge.

Description

Being sold via Secure Sale online bidding. (Terms & Conditions apply.) Starting Bid £100,000 - This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. This 2-bedroom cottage is offered for sale with no chain within this popular retirement village. Ash Grove is in the heart of a vibrant village community approximately 4 miles from Newmarket and with Cambridge and Bury St Edmunds within 15 miles via good traffic links, offering a good range of shops, cafes, supermarket, doctors and pharmacy. Ash Grove was constructed by Anglia Secure Homes and comprises apartments, bungalows and cottage style properties. For periods when the Development Manager is off duty there is a 24-hour emergency Appello response system. Residents on this development also can use the communal lounge, laundry room and hairdressers as well as the convenience of guest bedrooms in the onsite apartment building. Residents also benefit from a 24hr pull cord emergency system in every room of their property and an on-site Manager. With a lease of 63 years remaining, this property comes with the added benefit of no onward chain, making it an attractive and hassle-free option for those looking to move quickly.

Living Room - 5.38m x 2.67m (17'8" x 8'9")

Part double glazed entrance door. Double and secondary glazed window to the front aspect. Coved ceiling with two light points. Dimplex electric storage heater. TV point. Electric coal effect fire and surround. Understairs storage cupboard. Stairs to the first floor.

Kitchen - 2.62m x 1.7m (8'7" x 5'7")

Units at base and wall level with work surfaces. Space under for appliances and incorporating an integrated single electric oven, 4-ring electric hob and an extractor over. Tiled splash areas. Double glazed window to the front aspect with secondary glazing added. Coved ceiling with light point. Fusebox.

Bedroom 2 - 3.3m x 2.67m (10'10" x 8'9")

Potential dining Room. Double glazed window to the rear aspect. Secondary glazed door to the rear and communal gardens. Coved ceiling with light point. Electric storage heater.

Bathroom - 2.21m x 1.68m (7'3" x 5'6")

Double glazed window to the rear aspect. Coved ceiling with light point. Panelled bath Pedestal wash basin. Low Level WC. Tiled splash areas. Triton Electric shower over bath. Heated towel rail. Wall mounted heater. Shaver socket and light with mirror under.

Landing - 1.88m x 1.8m (6'2" x 5'11")

Ceiling light point. Door to:

Bedroom 1 - 6.98m x 2.57m (22'11" x 8'5")

Dual aspect double glazed windows to front and rear aspects. Coved ceiling with two light points. Access to loft space. Electric storage heater. Built-in double wardrobe with mirror-fronted sliding doors. Shelving to recess. TV Point. Cupboard housing hot water tank with shelving and light. Door to:

Ensuite - 1.88m x 1.47m (6'2" x 4'10")

Pedestal wash basin. Low level WC. Fully tiled walls. Heated towel rail. Tiled shower cubicle with REDRING electric shower. Extractor fan. Shaver socket and light. Wall mounted heater. Coved ceiling with light point.

Outside.

There is communal parking to the front to the property with a small area of lawn and block paving. Electric meter cupboard.

There is a small area of garden to the rear and large communal gardens with mature trees, flower/shrub borders and pathways.

Property Information.

Local Council is East Cambridgeshire District Council Council Tax Band is C.

Flood risk is very Low.

Property is Leasehold with 62 years remaining (ends 01/10/2087)

The property is restricted to Over 55 years age group.

Title number CB114451

Restrictive Covenants apply but the sellers are not aware of any Wayleaves, Easements or Rights of Way.

Estimated Broadband speeds are Standard 17mbps, Superfast 58mbps & Ultrafast 1800mbps.

For periods when the Development Manager is off duty there is a 24-hour emergency Appello response system

NO ONWARD CHAIN**AUCTIONEERS COMMENTS.**

Pattinson Auction are working in Partnership with Bovingdons on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with Bovingdons. The property is available to be viewed strictly by appointment only via Bovingdons or The Auctioneer. Bids can be made via Bovingdons or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both Bovingdons and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

To secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc. VAT (subject to a minimum of £6,000 inc. VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

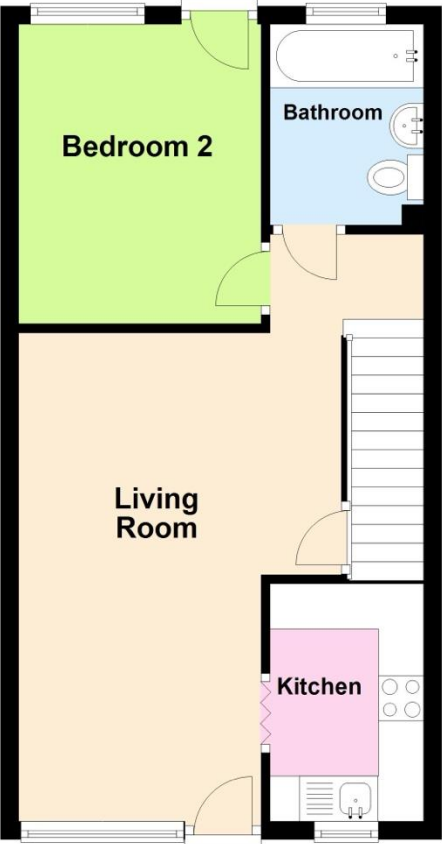
Both Bovingdons and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floor Plan

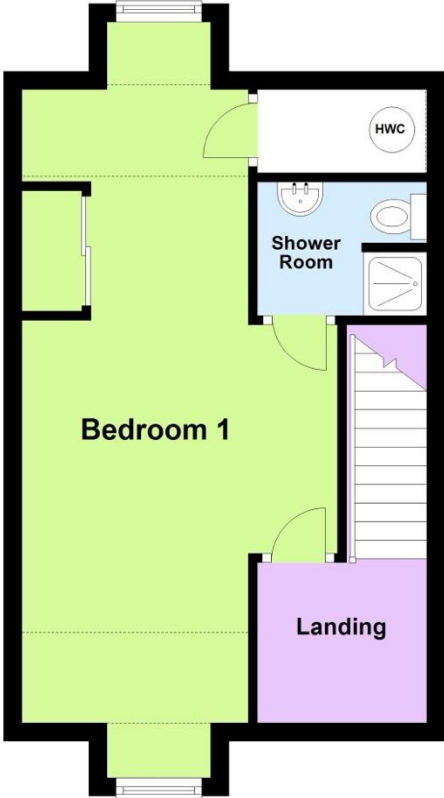
Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 sq. feet)

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.