



Ash Grove, Burwell CB25 0DR

Guide Price £160,000

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A semi detached bungalow in this popular retirement complex in the heart of the popular village of Burwell.

Burwell offers a range of shops and restaurants, health centre, dentist and various clubs and sports facilities. Its approximately 10 miles from Cambridge and five miles from Newmarket.

Accommodation comprises a living room/diner, fitted kitchen, two bedrooms and a bathroom. Outside there is a south facing private rear garden and off road parking to the front.

The property is for over 55s only.

Entrance Hall

With doors leading to the kitchen, living room, bedrooms and bathroom. Built-in storage cupboard.

Kitchen 8'9" x 7'3" (2.67m x 2.21m)

Modern range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Inset electric hob with extractor over. Space for under counter fridge and freezer. Space and plumbing for washing machine. Tiled splashbacks. Window to the front aspect. Door to entrance hall.

Living Room 15'11" x 10'5" (4.86m x 3.20m)

Generous living room with feature fireplace with wooden surround and mantel, currently fitted with coal effect fire. Sliding glazed doors leading to the rear garden. Storage heater. Door to entrance hall.

Bedroom 1 13'9" x 11'8" (4.21m x 3.57m)

Spacious double bedroom with built-in wardrobe. Window to the rear aspect. Storage heater. Door to entrance hall.

Bedroom 2 8'9" x 6'5" (2.68m x 1.96m)

Well proportioned room with window to the front aspect. Storage heater. Door to entrance hall.

Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage under and generous walk-in shower. Attractively tiled throughout. Fan heater. Door leading to entrance hall.

Outside - Front

Pathway leading to front door with storm porch over with lawned areas either side. Allocated parking.

Outside - Rear

Enclosed garden laid to lawn. Timber shed. Sliding glazed doors leading to living room.

PROPERTY INFORMATION

Maintenance fee - 62 Years reaming (99year lease granted Oct 1988), £3,803.13 Service Fees per annum, £292.76 ground rent per 6 months EPC - D

Tenure - Leasehold

Council Tax Band - C (East Cambs)

Property Type - Terrace Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 51 SQM

Parking – Allocated Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Storage Heaters

Broadband Connected - tbc

Broadband Type – Superfast available

56Mbps download, 9Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

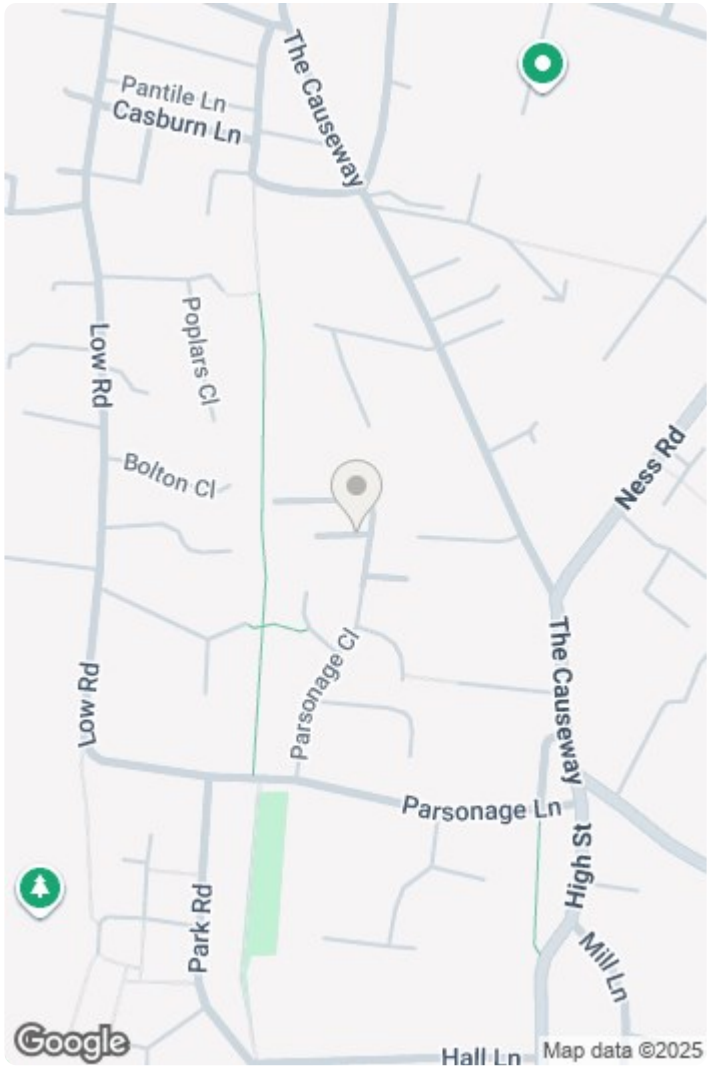
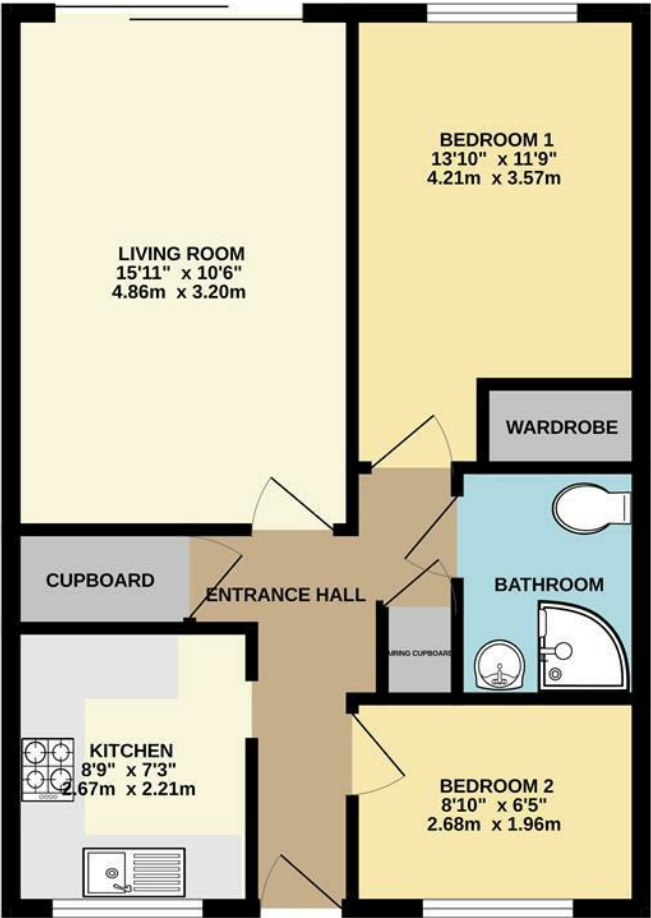
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

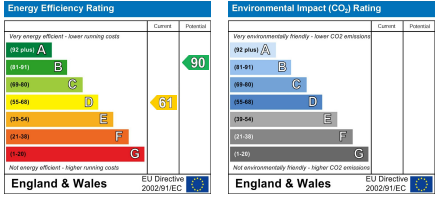
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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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